

AGENDA
MEETING OF MUNICIPAL COUNCIL
Bridgewater, NS
Tuesday, October 8, 2019 – 9:00 a.m.

Time & Page

1. CALL TO ORDER
2. ANNOUNCEMENTS, ACKNOWLEDGEMENTS, RECOGNITION
 - 2.1 Proclamation – OCTOBER MI’KMAQ HISTORY MONTH
3. PUBLIC INPUT (15 Minutes)
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
6. BUSINESS ARISING FROM MINUTES
7. AWARDING OF TENDERS/RFPs
8. PRESENTATIONS/SCHEDULED TIMES
 - 8.1 Working Draft Horses in Canada, Basil Oickle.....9:15 a.m. 1
9. CONSIDERATION OF CORRESPONDENCE
10. RECOMMENDATIONS FROM COMMITTEES & BOARDS
 - 10.1 Finance Committee
 - 10.1.1 Tax Relief – Damaged Property (2) 3
 - 10.1.2 Major Recreation Capital Grant Heritage Boat Yard Cooperative Limited (2) 4-8
 - 10.1.3 Designated Community Project Fund – Dynamite Trail Association (2) 9-10
 - 10.2 Nominating Committee
 - 10.2.1 Appointment to Police Advisory Board 11
11. STAFF REPORTS
 - 11.1 Administration Department
 - 11.1.1 Municipal Services Building Update, Andrew Amos, Catalyst12-14
 - 11.1.2 Declaration of Municipal Building Property as Surplus.....15-18
 - 11.2 Recreation Department
 - 11.2.1 Designated Community Project Fund – Lunenburg Yacht Club..... 19
12. MAYOR’S/DEPUTY MAYOR’S/COUNCILLORS’ MATTERS
 - 12.1 MJSB Update
 - 12.2 Delegation Mission to Norway – Update (C. Garland)
 - 12.3 Deputy Mayor’s Update
 - 12.4 Nominating Committee Appointment by Mayor
 - 12.5 Mayor’s Update
13. ADDED ITEMS
14. IN CAMERA
 - 14.1 Land Negotiations re Indian Oaks Homeowners Association under Section 22(2)(a) of the MGA
 - 14.2 Contract Negotiations re Town of Lunenburg under Section 22(2)(e) of the MGA
 - 14.3 Contract Negotiations re Agri-Innovation Park under Section 22(2)(e) of the MGA
 - 14.4 Contract Negotiations re Lumberjacks under Section 22(2)(e) of the MGA
15. ADJOURNMENT

**Summary of Presentation
October 8, 2019
Presenter: Basil Oickle**

Title: Working Draft Horses in Canada

Issue: Declining number of working draft horses in Canada

Objective: Ban slaughter of horses in Canada

Summary:

The number of working draft horses has declined drastically in Canada. This issue is due to the lack of regulations surrounding the slaughter of horses in our country. The practice has been banned in the United States. Canada should follow suit. Also, they are taking all the work away from the horse, so they have no purpose. I have a solution to these issues that I would like to share with Council.

My request to Council is to help in this endeavour to ban the slaughter of horses in Canada by writing to the federal government to show your support, or to show your support in any course of action deemed appropriate.



Municipality of the District of Lunenburg

210 Aberdeen Road Bridgewater Nova Scotia Canada B4V 4G8
Phone: 902-543-8181 / Fax: 902-543-7123 / Web Site: www.modl.ca

October 1, 2019

To Her Worship, Mayor Bolivar-Getson, and Councillors
of the Municipality of the District of Lunenburg

Dear Mayor and Councillors:

The Finance Committee, in session on Tuesday, October 1, 2019, made the following
recommendations to Council:

1. that Municipal Council approve tax relief in the amount of \$1,126.27 as per the submitted application for the property located at 115 Indian Point Road, AA# 01306383, and as per section 2(b) of Policy MDL-12 Tax Exemption/Reduction Policy,
2. that Municipal Council award the Heritage Boat Yard Co-operative Limited a Major Recreation Capital Grant in the amount of \$2,000 to assist them in completing their Boat Yard Shed Project
3. that Municipal Council approve establishing a Designated Community Project Fund, pursuant to Policy MDL-48, for the Dynamite Trail Association to assist them in raising capital funds to cover capital costs to the trail, primarily the capital cost associated with the bridges.

Respectfully submitted,

Chairman and Members
Finance Committee

/rh

Attachments



Municipality of the District of Lunenburg

REQUEST FOR DECISION

REPORT TO: FINANCE COMMITTEE
SUBMITTED BY: ELANA WENTZELL
DATE: OCTOBER 1, 2019
RE: TAX RELIEF – DAMAGED PROPERTY

RECOMMENDATION

That the Finance Committee recommends to Council that Municipal Council approve tax relief in the amount of \$1,126.27 as per the submitted application for the property located at 115 Indian Point Rd, AA# 01306383, and as per section 2(b) of Policy MDL-12 Tax Exemption/Reduction Policy.

BACKGROUND

The following taxpayer has completed application for tax relief due to fire loss of residential property:

<u>NAME</u>	<u>PROPERTY TAX BILLING</u>	<u>Pro-rated Taxes on Remaining</u>
Suzanne Bassett	2018/2019 \$ 2,012.85	\$84.61
AA# 01306383	2019/2020 \$ 2,052.54	\$1,041.66

DISCUSSION

Staff have reviewed the application and are satisfied they meet the requirements of Section 2(b) of Policy MDL-12 Tax Exemption/Reduction Policy.



MUNICIPALITY OF THE DISTRICT OF LUNENBURG

REPORT TO: Finance Committee

SUBMITTED BY: Trudy Payne, Director of Recreation Services

DATE: October 1, 2019

RE: Heritage Boat Yard Cooperative Limited Major Recreation Capital Grant

ORGIN: Staff

RECCOMENDED MOTION

That the Finance Committee recommend to the Municipality of the District of Lunenburg Council to award the Heritage Boat Yard Co-operative Limited a Major Recreation Capital Grant in the amount of \$2,000 to assist them in completing their Boat Yard Shed Project.

EXECUTIVE SUMMARY

The Heritage Boat Yard Cooperative Limited, a non-profit group, is in the process of building a boat yard shed to help celebrate the heritage of boat building on the South Shore. This boat shed will allow for the construction of small wooden boats using traditional skills and methods. It will also house boatbuilding memorabilia. This project will provide an education in traditional boatbuilding for tourists and the local community alike.

The Heritage Boat Yard Cooperative has entered into an agreement with the Mahone Bay Wooden Boat Society to construct this boat shed at the Mahone Bay Marina. The Wooden Boat Society, under license with the Town of Mahone Bay, operates the Town wharf and Marina.

The costs of this project are estimated at \$30,481.48. The Heritage Boatyard Co-operative has raised \$9,550 and are working to raising an additional \$5,000 for a total of \$14,550 and seeking the remaining funds of \$15,931.48 from various levels of government and from other sources. The request being made to MODL is for \$2,000.

In the 2019/2020 operating budget there is \$2,000 remaining in the annual operating/major recreation capital fund. As per the grant criteria the deadline for annual operating or major recreation capital grants "must be received by March 1st of the fiscal year for which the funding

is requested”, therefore, the application deadline was March 1, 2019. However, the grant criteria also states that “late applications will be reviewed only after the regular review of those applicants that submitted an application on time” provided there are funds remaining. There is \$2,000 remaining in the annual operating/major recreation capital fund.

The Heritage Boatyard Cooperative meets the criteria of the Major Recreation Capital grant (attached) and therefore, it is being recommended that Council award this group the remaining \$2,000 in this fund for their boat shed project.

BUDGET IMPLICATIONS

Council has approved \$80,000 in the 2019/2020 operating budget to fund Annual Operating and Major Recreation Capital projects. To date \$78,000 has been allocated leaving \$2,000 in the fund. If Council awards the \$2,000 to the Boatyard Cooperative there will be no impact to the budget. It will mean that all the funds have been spent and no other late applications can be considered in this fiscal year.

STRATEGIC PLAN

Assisting community groups has always been a priority of the Municipality of the District of Lunenburg as it is recognized that the work these groups and volunteers do in communities contribute significantly to our communities’ vibrancy, health and growth – “In the community, for the community, by the community.”

ALTERNATIVES

The other alternatives are:

1. To not award the Boatyard Cooperative a Major Recreation Capital grant.
2. To award a Major Recreation Capital Grant but in a lesser amount than \$2,000

COMMUNICAITONS

Once Council makes a decision the group will be notified. If funds are allocated this group will be listed in the annual publication outlining the groups who have received grants from MODL.

CONCLUSION

Boat building is definitely part of our heritage in Lunenburg County. This project will be providing a venue to showcase traditional boat building skills and educate tourists and locals alike about our roots and heritage.

Department: ___Recreation_____

Report Prepared By: ___Trudy Payne_____ Date ___September 24, 2019_____

Report Approved By: _____ Date _____

Reviewed By CAO: _____ Date _____

Schedule C **MAJOR RECREATION CAPITAL**

The Municipality of the District of Lunenburg offers a Major Recreation Capital Grant to assist communities in the development of indoor and outdoor cultural, social, heritage and/or recreation facilities which will provide significant community availability to projects that are \$10,000 or more. The Municipality's priorities are to conserve existing community facilities and to assist in the development of new community facilities.
(amended Sept. 23, 2014)

Funding Use

- Items of permanent, non-consumable capital nature are eligible. The creation, expansion or improvement of a facility; or
- Equipment that will improve the capacity of the organization
(amended Sept. 23, 2014)

Eligibility

- Only facilities of not-for-profit community organizations that serve the residents of Municipality of the District of Lunenburg are eligible
- The applicant must be a federally registered charity or a not-for-profit organization registered with the Nova Scotia Registry of Joint Stocks. Registration status must be "active"
- Churches are not eligible for funding unless they:
 - are registered as a Municipal Heritage Facility;
 - serve a community hall purpose;
 - have outdoor space used for public recreational purposes
- Applicants must have the deed/lease to the property or acceptable alternative (e.g. Letter of Authority)
- Applicants must demonstrate that the project contributes to the community and can be completed within the time line indicated
- The applicant must demonstrate active fundraising efforts to support the program, project or service
- The project applied for must be commenced within 24 months from the date of award, unless an extension is requested and granted
- Improvements and maintenance items that extend the life of a facility are eligible (e.g. external painting, roofing)
- General operating activities are not eligible (e.g. cleaning, minor repairs)
- Applicants operating several facilities must be endorsed by the sponsoring organization
- Grants are not awarded to individuals, businesses, industry or sole proprietorships
- Applicants are eligible to receive a grant, provided that two fiscal years (of the Municipality) has passed between any approved previous grant applications under this program.
- Projects started prior to receipt of application will not be considered except in emergency repair situations
- Projects must be for a public/community purpose where the need for financial assistance is demonstrated
- Late applications will be reviewed only after the regular review of those applicants that submitted an application on time. Each year the Municipality receives more applications than it can fund so it is important for applications to be in on time and contain correct information
- Applicants must agree to recognize the Municipality for its contribution (e.g. banner, public announcement, sign)
(amended Sept. 23, 2014)

Procedures

- A completed, signed application form is required and must be received by March 1st of the fiscal year prior to the fiscal year for which the funding is requested
- Applications require Council's approval and will be reviewed at budget time
- An audited financial statement for the previous operating year and a proposed budget for the upcoming year must be submitted with the application. The need for financial assistance must be demonstrated
- Proof of ownership or a lease must accompany the request
- Proposed work must comply with all municipal, provincial and federal regulations
- Applicants must submit a proposed project budget, including total revenues from all sources
- Applicants must include a profile of the organization, including the people/community served by the association and the benefits to the community by demonstrating significant community value
- Applications not commenced or completed within 24 months from the date of award may apply for an extension
(amended Sept. 23, 2014)

Funding

- Applicants are eligible for up to 50% of the total capital cost of the project to a maximum of \$10,000
- Upon approval of a grant, the recipient can request 75% of the grant upon project start. The final 25% is available upon proof that the project is complete
(amended Sept. 23, 2014)



Municipality of the District of Lunenburg

Recreation Services

MEMORANDUM

TO: Finance Committee

FROM: Trudy Payne, Director of Recreation Services

DATE: October 1, 2019

RE: Designated Community Project Fund Request – Dynamite Trail Association

RECOMMENDED MOTIONS

That the Finance Committee recommend that the Municipality of the District of Lunenburg Council approve establishing a Designated Community Project Fund, pursuant to Policy MDL-48, for the Dynamite Trail Association to assist them in raising capital funds to cover capital costs to the trail, primarily the capital cost associated with the bridges.

BACKGROUND

The Dynamite Trail Association, a non-profit group, is one of six trail groups maintaining the rail to trail system in the Municipality. They have a letter of authority to manage and maintain the Dynamite Trail with the Department of Natural Resources. This encompasses 10 km of trail.

Last year the Association completed required bridge inspections. The report covers the work expected over the next ten years and is outlined in 5-year segments on a yearly basis. The required funding to do this work is significant and they will be seeking both Federal and Provincial Funding as well as municipal support. They will also be looking to raise funds and they would like to be able to have donors be provided tax receipts for their donations through the establishment of a designated community fund. The time frame for the fund would be from October 2019 until October 2029. They have completed the application and meet all the criteria.

The small bridges alone will cost approximately \$100,000 to repair and the two major bridges will reach one million over the next ten years.

BUDGET IMPLICATIONS

There would be no implications to the budget.

ALTERNATIVES

The alternative would be to not approve the Designated Community Project Fund application submitted by the Dynamite Trail Association.

CONCLUSION

The Designated Community Project Fund was developed and approved by MODL to aid non-profit groups in raising capital funds for projects. The Dynamite Trail Association has been providing a great recreational opportunity for residents in the area and beyond. This Association is a great example of a successful partnership between the Municipality and a non-profit group and reinforces MODL's motto of "In the Community, By the Community, For the Community".



Municipality of the District of Lunenburg

210 Aberdeen Road Bridgewater Nova Scotia Canada B4V 4G8
Phone: 902-543-8181 / Fax: 902-543-7123 / Web Site: www.modl.ca

September 27, 2019

To Mayor Bolivar-Getson and
Municipal Councillors

Dear Council:

The Nominating Committee, in session on September 17, 2019, and made the following recommendation to Council:

“That Municipal Council appoint to the Police Advisory Board: David Rafuse to a 1-year term, ending 31st October 2020; and Wendy Oickle to a 2-year term, ending 31st October 2021”.

Respectfully submitted,

Chairman and Members
Nominating Committee

October 1st, 2019

Municipality of the District of Lunenburg
210 Aberdeen St.
Bridgewater, Nova Scotia
B4V 1S6

Attn: Stephen W. Pace, MBA, P. Eng.

Re: Project Update - New Municipal Building Project (Phase 2)

Stephen,

Further to our last presentation and meeting with Council, please find below our update on the above captioned project:

Progress on site:

- Work is continuing on completing the foundations (95% complete) and exterior wall stick frame construction (75%).
- Floor slab placement has commenced with approximately 25% in place. Site grading and related underground services continue.
- Mechanical and electrical trades are on site and are installing rough in services in conjunction with other ongoing works (approximately 25% complete)
- Wood Trusses scheduled to arrive and be installed at end of month.

Administrative:

- 102 shop drawings and samples have been submitted with 92% returned – average turn around time for review by consultants is 5 business days which is well under industry norm. A slightly higher percentage than normal of shop drawings are being rejected and require resubmittal – this has been raised officially with the Contractor for rectification going forward. To date, these rejected shop drawings have not impacted the schedule.
- 11 change orders have been issued with the net result being a further decrease in forecast of an additional \$20 K in savings. See Annex A for a detailed forecast and breakdown.
- 21 Request for Information (RFIs) have been created and 18 answered. None have impacted schedule.
- 6 Site Instructions (SIs) have been issued.



Schedule:

At the time of the last forecast, the Contractor was approximately 2 weeks behind the approved Substantial Completion schedule of May 7, 2020. Since the last update they have remained consistent with productivity and schedule duration for items under construction. They have likely gained back approximately 2 days.

Budget:

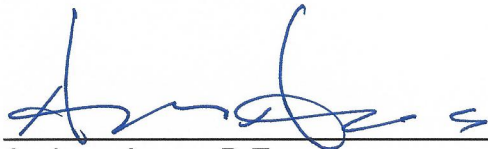
The Approved Budget for the project (as of May 30) was \$8.730 M. The forecast in late June was reduced by \$107 K based on approved reductions by Council to a project total of \$8.623 M.

Since then there have been a handful of minor changes with the net result being a further decrease in project forecast of \$20 K based on continuing efforts to economize where possible / practical without any commensurate loss in quality. The revised project forecast is therefore \$8.603 M. Reference Annex A for a complete breakdown of budgets and forecasts.

If you have any questions related to any aspect of this project, please feel free to contact the undersigned at your convenience.

Sincerely,

CATALYST CONSULTING ENGINEERS INC.



Andrew Amos, P.Eng.
Senior Partner

ADA/lsm

Attachment

Municipal Services Building Project – Financial Update

Element	1	2	3	4	5
	RFP stage Budget	Pre-Tender estimate / original budget (early 2019)	Project Budget Appr. by Council (May 30)	Revised Forecast (June 25)	Forecast October 1 st , 2019
Design Consultant Team	600,000	600,000	593,166	593,166	593,166
Project Management	140,000	140,000	135,000	135,000	135,000
Phase 1 site development	0	315,000	305,500	305,500	305,500
Phase 2 main building	5,411,100	5,500,000	6,562,794	6,562,794	6,562,794
Phase 2 construction phase contingencies	Incl. below	210,000	220,000	220,000	220,000
Client disbursements (signage, insurance, FF&E, public art, net HST)	1,075,552	860,000	913,801	913,801 ¹	913,801 ¹
Additional Council approved credits	0	0	0	(107,000)	(107,000)
Construction changes since last update	N/A	N/A	N/A	N/A	(20,000)
Total =	7,226,652	7,625,000 ²	8,730,261	8,623,261	8,603,261

*Note:

(1) Although the insurance came in slightly under the budgeted amount, the “Client Disbursements” line object is not being reduced as this is where all minor variance are captured and there are still significant elements to be tendered in the FF&E category – therefore this line object will not be finalized until final tender prices are received.

(2) the \$398K variance between initial budget at RFP stage and pre-tender was authorized by Council and included \$136 K in space additions, \$150 K in extra site costs and the balance in extra storage space.

(3) No significant positive change orders have been processed / created and a few other minor opportunities have been found to further reduce cost.



Municipality of the District of Lunenburg

REQUEST FOR DECISION

REPORT TO: Mayor Bolivar-Getson and Councillors

SUBMITTED BY: Sherry Conrad, Municipal Clerk

DATE: September 10, 2019

RE: Declaration of Municipal Building Property as Surplus

RECOMMENDATION

“that Municipal Council declare the Municipal Building property located at 210 Aberdeen Road as surplus as it is no longer required for municipal purposes; and further, that staff send out a Request for Proposals for a Real Estate Firm to list the property for sale”.

EXECUTIVE SUMMARY

The construction of a modern, accessible Municipal Services Building will eliminate the need for the Municipal Building property located at 210 Aberdeen Road. The *Municipal Government Act* (MGA) allows a municipality to sell property at market value when the property is no longer required for the purposes of the Municipality. Council’s Policy MDL-65 Divestiture of Surplus Land allows Council to divest of property through land exchange, Real Estate Firm or broker.

BACKGROUND

Section 50(5)(b) of the MGA allows a municipality to sell property at market value when the property is no longer required for the purposes of the municipality. Section 51(1) allows a municipality to sell property at a price less than market value to a non-profit organization that Council considers to be carrying on an activity that is beneficial to the municipality. If the Municipality were to sell below market value, there are other conditions that have to be met.

Policy MDL-65 “Divestiture of Surplus Land” requires a report and recommendation to be submitted to Council for consideration prior to the property being declared surplus and that the property be evaluated based on the criteria set in the Policy.

The Municipal Administration Building property located at 210 Aberdeen Road will no longer be required to serve as a municipal administration building once the new Municipal Services Building is constructed and opened for business.

DISCUSSION

Following is the evaluation of the property based on the criteria outlined in Policy MDL-65:

1. Specify the location of the land – **210 Aberdeen Road, Bridgewater.**
2. Specify the monetary value of the land (assessed/appraised value) – **assessed value \$1,274,300 (commercial exempt).**
3. Are there any restrictive covenants – **there are no encumbrances or restrictive covenants.**
4. Is the Municipality holding the property in trust – **no.**
5. What form of access is there to the property? - **public road**
6. Does the property have any contamination/environmental concerns based on previous environmental studies or does an environment assessment need to be conducted? – **there have been no environmental assessments done on the property.**
7. What was the intended use of the property when acquired? – **Administration Building for the Municipality of the District of Lunenburg.**
8. What is the size of the property – **1.53 acres.** Does the size inhibit development? – **no.** Is there an abutting or adjacent landowner who may be interested in the property? – **no.**
9. Does the property have any architectural, historical or recreational interest – **no.**
10. Does the property have any ecological/conservation value? – **no.**
11. Do stakeholders such as nearby landowners, subdivision lot owners, community associations, and/or members of the public need to be consulted – **not if sold at market value.**
12. Is expert knowledge required to provide an evaluation of the property? – **yes.**
13. Is the land adjacent or nearby water (river, lake, ocean)? – **no.**
14. What is the current condition of the land? – **good.**
15. Is or could there be a special purchaser for the property? – **None known at this time.**
16. Type of acquisition (i.e. subdivision by-law, gift) – **purchase.**
17. Is the land already in use? – **Yes** Is there a management agreement in place – **no.**
18. Is the current use a duplication of another type of service already provided in the area? – **will be once the new Municipal Services Building is ready for occupancy.**
19. What is the estimated cost associated with divesting? – **the cost of real estate or broker fees, legal fees.**
20. Are staff aware of any public concerns relating to the divestiture of the property? – **no.**

21. Is there potential development? – **Good potential for commercial redevelopment.**
22. Is there possible future liability/gain (e.g. useful site in future, or site features such as erosion suggest that any development would result in a liability)? – **no.**

The Municipal Administration property located at 210 Aberdeen Road will no longer be required for municipal purposes once the new Municipal Services Building, located in Cookville, is ready for occupancy and staff is not aware of any future projects, as there is limited reuse potential for MODL given that the property is located in the Town of Bridgewater. Based on this and the results of the evaluation using the Policy criteria, it is staff's recommendation that Council declare the land as surplus.

It is the intention that the property would be sold at market value. Policy MDL-65 allows for Council to divest of the property through a Real Estate Firm or a Broker. It is staff's recommendation that a Request for Proposals be sent out inviting proposals from Real Estate Firms and Brokers.

BUDGET IMPLICATIONS

Council has budgeted \$500,000 in revenue as a result of the sale of the property located at 210 Aberdeen Road. This amount is a conservative estimate and should cover all fees associated with the sale of the property (real estate, broker, legal, etc.)

STRATEGIC PLAN

The construction of the new Municipal Services Building was listed as a strategic priority and the revenue generated from the sale of this property is to be applied against the construction costs for the new building.

WORK PLAN

A Real Estate Firm or Broker will look after selling this property.

ALTERNATIVES

1. Do not sell the property and find another use for it.
2. Lease the property.

CONCLUSION

Based on the evaluation to deem the property located at 210 Aberdeen Road surplus and Council's intention to generate revenue from the sale of this property to put towards the cost of the new Municipal Services Building, staff is recommending that Council deem the Municipal Administration Building property located at 210 Aberdeen Road, Bridgewater, surplus and send out a Request for Proposals for a Real Estate Firm or Broker to sell the property.

Department: Administration

Report Prepared By: Sherry Conrad

Date May 15, 2019

Report Approved By: Alex Dumaresq, Acting CAO

Date May 20, 2019



Municipality of the District of Lunenburg

Recreation Services

MEMORANDUM

TO: Municipal Council
FROM: Trudy Payne, Director of Recreation Services
DATE: October 8, 2019
RE: Designated Community Project Fund – Lunenburg Yacht Club

RECOMMENDED MOTION

That the Municipality of the District of Lunenburg grant the Lunenburg Yacht Club \$10,125 as per the criteria outlined in the Designated Community Project Fund Policy – MDL-48.

BACKGROUND

At the February 21, 2017 Council Meeting, Council approved an application submitted by the Lunenburg Yacht Club under the Designated Community Project Fund, Policy MDL-48 to assist them in raising \$450,000 in capital funds for capital projects for the Club.

Recently, there were five donations totalling \$10,150. The amount of \$10,125 is being recommended as \$25 will be retained by MODL for administrative charges as per Policy MDL-48.

BUDGET IMPLICATIONS

There would be no implications to the budget.

ALTERNATIVES

The alternative would be to not issue the Lunenburg Yacht Club this grant, money in which they have raised on behalf of capital projects to be undertaken to the Club.

CONCLUSION

The Designated Community Project Fund was developed and approved by MODL to aid non-profit groups in raising capital funds for projects. In fact, it was a capital project of the Lunenburg Yacht Club originally that was the motivator for MODL to consider the possibility of establishing such a policy.