

The Regular Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, December 13, 2016, at 7:00 pm.

**Present:**

Mayor D. Devenne  
Deputy Mayor K. Nauss  
Councillor J. Bain  
Councillor J. Feeney  
Councillor R. Nowe  
CAO, J. Wentzell  
Deputy Clerk, M. Hughes

**Regrets:** Councillor P. Carver  
Councillor S. Chia-Kangata

**Gallery:** Six

**Order of the Day**

A motion by Councillor Bain, seconded by Councillor Feeney, “**THAT Council accept the agenda as presented.**” **Motion carried.**

**Minutes**

A motion by Deputy Mayor Nauss, seconded by Councillor Bain, “**THAT Council accept the minutes of the November 24, 2016 meeting of Council as presented.**” **Motion carried.**

**Delegations and Individuals**

Cara Youden, A.J. MacPherson, Erica Moore – Mahone Bay Swimming Pool Society

Cara Youden, Chair of the Pool Society, AJ MacPherson, Vice Chair, and Erica Moore, Treasurer, appeared before Council to discuss the current need for infrastructure assistance at the Mahone Bay Pool Society. Council was informed that the pool is 44 years old and still operating with the original plumbing. In the summer of 2016 it became difficult to maintain consistent water quality which necessitated multiple patch jobs, increased use of chemicals and overtime hours for staff, all of which resulted in increased operational costs. Pool closures were also necessary due to water quality issues. In reviewing the state of pool infrastructure, it was also noted that the Pool house is in need of repair.

While the pool society does fundraise, and expressed gratitude for the continued support of the Lions Club, the current estimate to perform the required work is for \$35,000 and most of the money that is raised by the pool society is required for operational costs. Ms. Youden informed Council that if the required upgrades are not completed, the pool will not be able to open for the 2017 season.

The Pool Society requested the financial assistance of Council to complete the infrastructure and pool house upgrades and for issuing an RFO and sourcing a contractor.

In response to questions from Council, Ms. Youden indicated that for the pool to be open to the public in July, it must be operational for the first of June for staff training and to prepare for the summer season. They were told that the project could be done in two to four weeks and that 60% of the pool deck would have to be excavated to access the pipes. A decision on whether or not the project would go ahead would be required by the first of April at the latest so that work could begin as soon as the frost is out of the ground to prepare for construction delays.

The CAO advised Council that the Town may be able to assist the Pool Society in raising funds and exploring possible grant opportunities. Council expressed their appreciation of the pool as an asset to the Town of Mahone Bay. The CAO advised Council that staff will work with the Pool Society and report back to Council with some ideas to support the infrastructure and pool house upgrades.

## **Committee and Other Reports**

### **Planning Advisory Committee**

Council received the minutes of the December 6, 2016 meeting of the Planning Advisory Committee. Deputy Mayor Nauss reviewed the minutes and advised Council that members of the committee were able to discuss a proposed development at 659 Main Street with both staff and the property owner. Staff will get further information from the property owner to ensure that all of the information needed for drafting a development agreement is gathered before proceeding with the project.

Council also received a staff report on Bill 177, a proposed amendment to the Municipal Government Act which would allow municipalities to phase-in increases to commercial assessments over a period of up to 10 years in areas that are designed as “commercial development districts” through the creation of a policy in the Municipal Planning Strategy and a corresponding bylaw. The staff report indicated that the criteria for a commercial development district as outlined in Bill 177 do not apply to the Town of Mahone Bay; Council agreed with the findings of the report.

Moved by Deputy Mayor Nauss, seconded by Councillor Bain, **“THAT Council receive and file the staff report in respect to Bill 177, known as the Commercial Assessment Phase-In Tool, as it is the opinion of staff that the provisions of this Bill do not apply to the Town of Mahone Bay at the present time.”**

**Motion carried.**

It was noted in the minutes of the December 6, 2016 meeting of the Planning Advisory Committee, that the request for an amendment to the Land Use Bylaw and Municipal Planning Strategy, received by Council on November 24, 2016 from Valerie Hearder and Veryan Haysom, has been withdrawn.

### **South Shore Regional Library**

Council received the minutes of the October 18, 2016 meeting of the South Shore Regional Library.

### **REMO Advisory Committee**

Council received the draft minutes of the November 21, 2016 meeting of the REMO Advisory Committee. Mayor Devenne advised that Councillor Thorburne, Town of Bridgewater, has been selected as the Chair and Deputy Warden Shatford, Municipality of the District of Chester, has been named the Vice Chair.

### AREA Update – verbal report

The CAO reported that turbines number five and six are now online and turbine seven will be online next week; with these turbines operational, Phase 3 will be complete and all four municipal utilities will be receiving power from those sites. With Phase III online, power generation will be up to 30% of the power usage of the utility.

Mr. Wentzell also reported to Council that AREA has signed a six-month management contract for the Town of Lunenburg Electric Utility. AREA is also considering applying for a new solar energy program recently announced by the Department of Energy. It is hoped that by partnering with other municipalities, the cost of solar panels can be reduced by buying in bulk and this may be a beneficial opportunity for AREA. The water treatment and sewer treatment plants have been identified as potential sites for solar panels. Power generated by the solar project would be sold to NSPI on a per kilowatt price.

### SSREN – Visitor Information Study

Council received the South Shore Regional Enterprise Network (SSREN) Visitor Information Study. The Chair of the SSREN, Annette St. Onge, will be invited to present this report to Council in January.

### Unfinished Business

#### Mahone Harbour Flood Prevention and Shoreline Enhancement Plan

Council received the final version of the Mahone Harbour Flood Prevention and Shoreline Enhancement Plan. The CAO advised Council that the report is dated almost a year ago; following the final public meeting there were no changes to the report.

A motion by Councillor Bain, seconded by Councillor Nowe, **“THAT Council receive the Mahone Harbour Flood Prevention and Shoreline Enhancement Plan final report, issued January 22, 2016 and that the report be considered when planning future climate change action and infrastructure projects within the Town of Mahone Bay.”** **Motion carried.**

#### Bluenose Coastal Action Foundation – Management of Harbour – Application

Council received a proposal from the Bluenose Coastal Action Foundation for the Public Consultation/Dispute Resolution component of the application to the Department of Natural Resources for the lease of submerged crown lands in Mahone Bay Harbour.

The CAO reported that following discussion at the Harbour Development Committee regarding Harbour Management, Council requested and received information from the province outlining the requirements to apply to lease the Mahone Bay Harbour. At the September 13, 2016 meeting of Council, a motion was passed authorizing the CAO to hire a consultant to undertake the requirements of the Department of Natural Resources for the application to lease submerged crown lands in Mahone Bay Harbour; at that time it was also suggested that the CAO contact Bluenose Coastal Action Foundation as a resources and potentially to fulfil this role.

A motion by Councillor Nowe, seconded by Councillor Feeney, **“THAT the Bluenose Coastal Action Foundation be engaged to develop a public consultation/resolution plan for management of the Mahone Bay Harbour as outlined in their proposal received by Council on December 13, 2016 at an estimated cost of \$7,585 plus HST.”** **Motion carried.**

Deputy Mayor Nauss declared a conflict of interest and abstained from the vote and did not participate in the discussion.

### New Business

#### Request for Development Agreement – 103 Pine Grove Street

Council received a request from the owner of 103 Pine Grove Street for a development agreement which would allow her to convert the detached garage to a dwelling. The owner of the property was present at the meeting and indicated that she would like to make this conversion to allow space for visitors and that the additional dwelling would not be used as a rental property.

A motion by Councillor Feeney, seconded by Deputy Mayor Nauss, **“THAT the request for a development agreement for the addition and conversion of the detached garage to a single-family dwelling at 103 Pine Grove Street be referred to the planners and the Planning Advisory Committee for study and report back to Council.”** **Motion carried.**

#### Review of Shared Services Agreement – Municipal Joint Services Board

Council received correspondence from the Municipality of the District of Lunenburg (MODL), addressed to the Municipal Joint Services Board, indicating that MODL expects the Municipal Joint Services Board partner municipalities to conduct a formal review of the Municipal Joint Services Board Agreement, pursuant to article 25 of the 2012 Municipal Joint Services Board Agreement, and that MODL will not be considering any proposed shared services until the completion of said review.

A motion by Deputy Mayor Nauss, seconded by Councillor Nowe, **“THAT the Town of Mahone Bay concur with the request of the Municipality of the District of Lunenburg to conduct a formal review of the Municipal Joint Services Board agreement pursuant to Article 25 of the 2012 MJSB agreement and furthermore that the Town not consider any proposed shared services through the MJSB until such time as the review is complete.”** **Motion carried.**

The CAO advised Council that the wording of the Municipal Joint Services Board Agreement states that the review was to start in October of 2016 but that the review was delayed due to the municipal election. Timelines for the completion of the review are currently being developed by CAOs.

#### Meeting Schedule 2017

Council received a proposed meeting schedule for Council and committees of Council for 2017.

A motion by Deputy Mayor Nauss, seconded by Councillor Nowe, **“THAT Council accept the 2017 meeting schedule as presented.”** **Motion carried.**

#### PVSC

Correspondence was received from PVSC (Property Valuation Services Corporation) regarding the 2017-2018 Operating Budget. The CAO reported to Council that the budget shows the first increase that has been proposed by PVSC and he feels that the proposed 0.5% increase is a reasonable increase.

Council also received information on the Open Data Portal recently developed by PVSC and the CAO indicated that the portal and other data products recently developed by PVSC are useful products for the Town.

Citizen Committee Appointments 2017-18

As has been the practice of the Town of Mahone Bay, a flyer was sent to all residents of the Town via Canada Post, encouraging people to apply to serve on Town Committees. All residents are organizational representatives currently serving on committees were also sent a letter informing them that their terms were ending and that they would need to reapply if they are interested in being considered for the next committee term.

In advance of this meeting, members of Council received a package of applications from residents interested in volunteering for committees of Council. Mr. Wentzell reviewed the scoring process and circulated a report on the scores received from members of Council; these scores are to be used as a guideline for decisions regarding citizen appointments.

A motion by Councillor Feeney, seconded by Deputy Mayor Nauss, **“THAT the following appointments be made to the Town of Mahone Bay Committees for 2017/18:**

**To the Age Friendly Committee:** Martha Dolliver (Pharmasave); Ted Hobson (Mahone Bay Centre); Stephen Kristenson; and Irene Campbell-Taylor.

**To the Cemetery Commission:** Marlin Risser.

**To the Economic Development Committee:** Annette St. Onge and Richard Johnson

**To the Planning Advisory Committee:** Kristen Martell; John Biebesheimer; and Douglas Langley.

**To the Watershed Advisory Committee:** Councillor Michael Ernst (MODL) and Jeff Merrill (MODL)

**Motion carried.**

As the letter and flyer generated only a limited response, a second flyer will be issued in early January to fill the remaining available committee positions.

Council Appointments – Cemetery Commission

A motion by Councillor Nowe, seconded by Councillor Bain, **“THAT Deputy Mayor Karl Nauss be replaced on the Cemetery Commission by Councillor Bain who will serve as Chair of the Committee and that Councillor Feeney also be appointed to the committee for 2017/18.”** **Motion carried.**

Food Bank – Donations being accepted at Town Hall

Staff advised Council that donations for the food bank are being accepted in the administrative offices of Town Hall. Community response has already been very generous.

New Year's Day Levee – January 1, 2017 12:30pm – 2:30pm

Council received information on the New Year's Day Levee which will be held on January 1, 2017 from 12:30pm – 2:30pm at the Mahone Bay Legion. The Levee is co-sponsored by the Town of Mahone Bay, the Legion, the Lions Club and the Mahone Bay Fire Hall. Also received was a request for work party volunteers for December 31<sup>st</sup> to help prepare for the Levee. Contact information was included for those who are able to volunteer for the work party.

Accounts

A motion by Deputy Mayor Nauss, seconded by Councillor Bain, **“THAT the accounts in the amount of \$217,897.74 be paid as presented.”** **Motion carried.**

**Council adjourned upon motion at 8:13 pm.**

**TOWN OF MAHONE BAY**

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CAO, James A. Wentzell

Mayor David W. Devenne