
The Regular Meeting of Town Council for the Town of Mahone Bay was held on Thursday, July 28, 2022 at 7:00 p.m. broadcast via YouTube live.

Present:

Mayor D. Devenne
Deputy Mayor F. Kangata
Councillor P. Carver
Councillor J. Feeney
Councillor R. Nowe
Councillor K. Wilson
CAO, D. Heide
Deputy Clerk, K. Redden

Absent: Councillor A. Burdick

Gallery: online

Land Acknowledgement

Let us begin by acknowledging that we are gathered today in Mi'kma'ki. The ancestral, present and future territory of the Mi'kmaw people. Today, we gather with the intent followed by the living Peace and Friendship Treaties - with respect, cooperation and coexistence.

1. Agenda

A motion by Councillor Feeney, seconded by Councillor Nowe, "THAT the agenda be approved as amended to add a Notice of Motion under New Business and to add a closed session item, litigation or potential litigation as permitted by MGA section 22(2)(f)." Motion carried.

2. Minutes

A motion by Councillor Wilson, seconded by Councillor Feeney, "THAT the minutes of the July 6, 2022 special meeting of Council be approved as presented." Motion carried.

A motion by Councillor Feeney, seconded by Councillor Carver, "THAT the minutes of the July 12, 2022 regular meeting of Council be approved as presented." Motion carried.

A motion by Councillor Carver, seconded by Councillor Nowe, "THAT the minutes of the July 14, 2022 special meeting of Council be approved as presented."

Motion carried.

A motion by Councillor Nowe, seconded by Deputy Mayor Kangata, "THAT the minutes of the July 22, 2022 special meeting of Council be approved as presented."

Motion carried.

A motion by Deputy Mayor Kangata, seconded by Councillor Wilson, "THAT the minutes of the July 25, 2022 special meeting of Council be approved as presented."

Motion carried.

3. Presentations

3.1 Gary Ramey & Gregg Corwin – Public Transit Concept for Lunenburg County

Council received a presentation from Gary Ramey and Gregg Corwin on a public transit concept.

3.2 Chief Adam Ekins, Mahone Bay Fire Department – Quarterly Report

Council received a presentation of the Mahone Bay District Fire Department's Quarterly Report from Fire Chief Adam Ekins.

4. Correspondence – Action

4.1 No Correspondence – Action Items

5. Correspondence – Information Items

5.1 Stephen MacIsaac, Housing Nova Scotia – 2021-22 Municipal Contribution

5.2 Maylia K. Parker, Department of Environment and Climate Change – Changes in C&D debris management.

5.3 Jenn MacIntyre, DMAH – Housing Needs Assessment Next Steps

5.4 NSFM – Monday Memo – July 11, 2022

5.5 Letter of Resignation – Kara Turner

5.6 NSFM – Monday Memo – July 18, 2022

5.7 Liz Finney, Bonny Lea Farm – Thank you for donation

5.8 Cathy Andreu – Betty's at the Kitch

A motion by Councillor Wilson, seconded by Deputy Mayor Francis Kangata, "THAT correspondence items number 5.1 to 5.8 be received and filed." Motion carried.

A motion by Deputy Mayor Kangata, seconded by Councillor Nowe, "THAT council direct staff to write a letter to Kara Turner acknowledging her contribution to the community and thanking her for being the Town's representative on the South Shore Regional Library Board." Motion carried.

6. Staff Reports

6.1 Council Report

Council received the Staff Report to Council for July 28, 2022.

A motion by Deputy Mayor Kangata, seconded by Councillor Nowe, “THAT the report be received for information.” Motion carried.

6.2 Report of the Clerk – Public Hearing July 28, 2022

Council received the report of the Clerk from the Public Hearing for amendments to the Town’s Cemetery By-law as well as the staff report outlining those changes.

A motion by Councillor Feeney, seconded by Councillor Carver, “THAT Council give second reading to the Cemetery By-law as presented.” Motion carried.

6.3 Public Engagement policy – Town Logo Process (Amended)

Council received a staff report regarding the proposed Public Engagement Plan to develop a new community logo.

A motion by Councillor Carver, seconded by Deputy Mayor Kangata, “THAT Council adopt the draft plan as amended.” Motion carried.

A motion by Deputy Mayor Kangata seconded by Councillor Feeney, “THAT Council adopt the Draft Terms of Reference as amended.” Motion carried.

6.4 Prohibition of Sale of Hate Symbols

Council received a staff report with updates on their request to research a by-law to prohibit the sale of hate symbols in Mahone Bay.

A motion by Councillor Nowe, seconded by Councillor Wilson, “THAT Council accept this report for information.” Motion carried.

6.5 Draft Amended Low-income Tax Rebate Policy

Council received a staff report providing a review of the estimated net cost of proposed changes to the Low-Income Property Tax Subsidy along with a draft amended policy for consideration.

A motion by Councillor Feeney, seconded by Councillor Carver, “THAT Council adopt the draft amended Low-Income Property Tax Rebate Policy as presented.” Motion carried.

6.6 Staff Report – Volunteer Recognition Event

Council received a staff report outlining what could be done annually to recognize the Town's Representative Volunteer

A motion by Councillor Wilson, seconded by Deputy Mayor Kangata, "THAT Council direct staff to purchase a gift for the 2022 Town of Mahone Bay Representative Volunteer as well as a card to be signed by the Mayor and that this become standard practice in future years." Motion carried.

6.7 Staff Report – Marina Wharf Condition

Council received a staff report with information and associated recommendation concerning the condition of the Town-owned wharf at the Mahone Bay Civic Marina.

A motion by Councillor Feeney, seconded by Councillor Carver, "THAT Council approve the addition of \$20,000 to the 2022-23 budget for a detailed condition assessment of the wharf at the Mahone Bay Civic Marina, with corresponding transfer from Gas Tax Reserve." Motion carried.

6.8 Staff Report – 2021 Water System Audit Follow-up

Council received a staff report with information concerning the 2021 Water System Audit and how the recommendations of this audit have been considered in the development of the draft 2022-23 budget.

A motion by Councillor Nowe, seconded by Councillor Carver, "THAT Council accept this report for information." Motion carried.

6.9 Staff Report – Temporary Borrowing Resolution (Fire Station) Renewal

Council received a staff report with a recommendation concerning the renewal of the Temporary Borrowing Resolution (TBR) for the fire station project.

A motion by Councillor Feeney, seconded by Deputy Mayor Kangata, "WHEREAS Section 66 of the Municipal Government Act provides that the Council of the Town of Mahone Bay, subject to the approval of the Minister of Municipal Affairs and Housing, may borrow to expend funds for a capital purpose as authorized by statute;

WHEREAS the Council of the Town of Mahone Bay has adopted a capital budget for this fiscal year as required by Section 65 of the Municipal Government Act and are so authorized to expend funds for a capital purpose as identified in their capital budget; and,

WHEREAS the Council of the Town of Mahone Bay has determined to borrow the aggregate principal amount of Four Million Four Hundred Fifty-Six Thousand Six Hundred Dollars (\$4,456,600) for the purposes of Fire Station;

BE IT THEREFORE RESOLVED THAT under the authority of Section 66 of the Municipal Government Act, the Council of the Town of Mahone Bay borrow a sum or sums not exceeding Four Million Four Hundred Fifty-Six Thousand Six Hundred Dollars (\$4,456,600) for the purpose set out above, subject to the approval of the Minister of Municipal Affairs and Housing;

THAT the sum be borrowed by the issue and sale of debentures of the Council of the Town of Mahone Bay to such an amount as the Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that the Council borrow from time to time a sum or sums not exceeding Four Million Four Hundred Fifty-Six Thousand Six Hundred Dollars (\$4,456,600) in total from any chartered bank or trust company doing business in Nova Scotia;

THAT pursuant to Subsection 92(2) the sum be borrowed for a period not exceeding Thirty-Six (36) Months from the date of the approval of the Minister of Municipal Affairs and Housing of this resolution;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon; and

THAT the amount borrowed be repaid from the proceeds of the debentures when sold.”
Motion carried.

7. Council Items

7.1 Mayor Devenne – 2022-23 Town of Mahone Bay Budget Council received the 2022-23 Draft Budget

A motion by Councillor Wilson, seconded by Councillor Feeney, “THAT Council approve the 2022-23 General Operating Budget with expenditures in the amount of \$2,809,194 as presented, with general tax rates set at \$1.115/\$100 Residential and \$3.055/\$100 Commercial, and the infrastructure charge at \$300/unit.” Motion carried.

A motion by Councillor Feeney, seconded by Deputy Mayor Kangata, "THAT Council approve the 2022-23 Fire Department Operating Budget with expenditures in the amount of \$215,589 as presented and fire tax rates set at \$0.167/\$100." Motion carried.

A motion by Councillor Carver, seconded by Councillor Nowe, "THAT Council approve the 2022-23 Capital Budget with expenditures totaling \$14,270,556 supported by a projected \$5,781,199 in external funding noting projects needing external funding; noting projects depending on external funding will not move ahead until funding has been secured." Motion carried.

A motion by Councillor Nowe, seconded by Councillor Carver, "THAT Council approve the 2022-23 Electric Utility Operating Budget with expenditures in the amount of \$2,412,562 as presented." Motion carried.

A motion by Deputy Mayor Kangata, seconded by Councillor Nowe, "THAT Council approve the 2022-23 Electric Utility Capital Budget with expenditures totaling \$317,553." Motion carried

A motion by Councillor Wilson, seconded by Councillor Feeney, "THAT Council approve the 2022-23 Water Utility Operating Budget with expenditures in the amount of \$697,046 as presented." Motion carried.

A motion by Councillor Feeney, seconded by Deputy Mayor Kangata, "THAT Council approve the 2022-23 Water Utility Capital Budget with expenditures totaling \$5,493,563 supported by a projected \$3,681,766 in external funding." Motion carried.

A motion by Councillor Carver, seconded by Councillor Nowe, "THAT Council approve the 2022-23 cemetery budgets, in the amount of \$17,200 for Park Cemetery and \$31,000 for Bayview Cemetery, as presented." Motion carried.

A motion by Councillor Nowe, seconded by Deputy Mayor Kangata, "THAT Council approve the Budget Press Release as presented." Motion carried.

7.2 Mayor Devenne – Council Chambers Gallery

Council discussed reopening the gallery to the public starting at their first regular September meeting.

A motion by Councillor Nowe, seconded by Councillor Carver, "THAT Council return to having an in-person gallery at their first regular meeting in September."

Motion carried.

7.3 Mayor Devenne – Appointment of CAO Review Committee

A motion by Councillor Feeney, seconded by Councillor Nowe, "THAT Council appoint Councillor Wilson to the CAO Review Committee."

Motion carried.

8. Committee Reports

8.1 Climate and Environment Committee – July 6, 2022

Council received the draft minutes of the July 6, 2022 meeting of the Climate and Environment Committee.

8.2 Audit and Finance Committee – July 22, 2022

Council received the draft minutes of the July 22, 2022 meeting of the Audit Committee.

A motion by Councillor Feeney, seconded by Councillor Nowe, "THAT Staff be directed to write a letter to Mr. Haley thanking him for his service on the committee."

Motion carried.

9. New Business

9.1 Notice of Motion

Councillor Carver gave notice of motion concerning appointing an ad hoc committee to review the Town's Committee Policy and bring recommendations back to council.

Councillor Wilson gave notice of motion concerning the presentation on public transit received by Council at this meeting.

10. Closed Session

A motion by Councillor Feeney, seconded by Councillor Wilson, "THAT Council go into closed session at 9:35pm to discuss litigation or potential litigation as permitted by MGA section 22(2)(f)."

Motion carried.

Council adjourned upon motion at 10:11 pm.

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Mayor, David Devenne

Deputy Clerk, Kelly Redden

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