



The Regular Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, October 11, 2022 at 7:00 p.m. in Council Chambers and broadcast via YouTube live.

Present:

Mayor D. Devenne

Deputy Mayor F. Kangata

Councillor P. Carver

Councillor R. Nowe

Councillor K. Wilson

CAO, Dylan Heide

Absent: Councillor J. Feeney (with regrets)

Gallery: Online & 0 in-person gallery

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 Carver, seconded by Councillor Nowe, "THAT the agenda be approved as submitted." Motion carried.

2. Minutes

A motion by Councillor Carver, seconded by Deputy Mayor Kangata, "THAT the minutes of the September 29, 2022 regular meeting of Council be approved as presented." Motion carried

3. Presentations

3.1 BDR – Electrical Rate Study & Application Process

Council received a presentation from Paula Zarnett and Trent Wilson with BDR North America Inc. regarding the current Electrical Rate Study and Application Process. Council heard that a rate increase will be required to meet the sharp increase in expenses in the electrical utility, particularly increasing market prices for power, and that Council will need to approve the final rate study and rate increase application before it is submitted to the Nova Scotia Utility and Review Board.

4. Correspondence – Action

No correspondence action items.

5. Correspondence – Information Items

5.1 NSFM – Monday Memo – September 27, 2022

5.2 NSFM – Monday Memo – October 3, 2022

A motion by Councillor Nowe, seconded by Councillor Carver, “THAT correspondence items number 5.1 and 5.2 be received and filed.” Motion carried.

6. Staff Reports

6.1 Council Report

Council received the Staff Report to Council for October 11, 2022.

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

6.2 AREA Solar Garden Monthly Report

Council received the September 2022 Community Solar Garden Monthly Update.

6.3 Solar Garden Response

Council received a staff report to present Council with a draft response to recent correspondence, as directed by Council.

A motion by Councillor Wilson, seconded by Deputy Mayor Kangata, “THAT Council approve the draft correspondence to be sent to Mr. Redden and Ms. Doig, cc’d to Mr. Mossman and Mr. Bardon and distributed publicly (via the Town’s website, etc).” Motion carried.

6.4 Staff Report – Ghaffari-Mahmoodi Request

Council received a staff report with background information and a recommendation in relation to a request received by Council.

A motion by Councillor Wilson, seconded by Deputy Mayor Kangata, “THAT Council refer the subdivision requirements as impacting 924 Main Street to the Plan Mahone Bay process, requesting that the planning contractors try to identify potential alternatives.” Motion carried.

A motion by Deputy Mayor Kangata, seconded by Councillor Wilson, “THAT Council defer the Ghaffari/Mahmoodi request until the resolution of the Plan Mahone Bay process.”
Motion carried.

6.5 Municipal Boundary Review

Council received a memo seeking further direction from Council in respect to the application to be made to the Nova Scotia Utility and Review Board respecting the 2022 Municipal Boundary Review.

A motion by Councillor Carver, seconded by Deputy Mayor Kangata, “THAT Council make application to the Nova Scotia Utility and Review Board that the number of Councillors for the Town of Mahone Bay be six and that Council provide the following reasons for that recommendation: To ensure adequate diversity of perspectives and representation that reflect the community; to ensure effective distribution of increasing workload demands faced by Council; and to foster ease of access and communication for elected officials with community members; and THAT Council make application to the Nova Scotia Utility and Review Board that Mahone bay remain undivided by polling districts because it is too small to be divided into polling districts.”

Motion carried.

7. Council Items

No Council items.

8. Committee Reports

8.1 Policy and Strategy Committee

Council received the draft minutes of the September 26, 2022 meeting of the Policy and Strategy Committee.

A motion by Deputy Kangata, seconded by Councillor Nowe, “THAT Council set the agenda for the October 24, 2022 meeting of the Policy and Strategy Committee to include the Council Policy and Committee Policy.”
Motion carried

9. New Business

2022 Fall Debenture

Staff advised Council that the Town has been approved to participate in the 2022 Municipal Finance Corporation Fall Debenture, as had been hoped when a report was presented to Council at the September 13, 2022 regular Council meeting.

A motion by Councillor Wilson at 8:29 pm, seconded by Councillor Nowe, to go into Closed Session to discuss personnel matters and contract negotiations as permitted by the Municipal Government Act section 22(2) sections (c) and (e) respectively.

Motion carried.

Council returned to Open Session at 9:45 pm

Business Arising from Closed Session

A motion by Councillor Wilson, seconded by Councillor Nowe, "THAT Council direct staff to execute a twenty-five year power purchase agreement with AREA for wind energy incremental to AREA's existing 23.5W Ellershouse Wind Farm, delivered as the wind blows and when the Town can use it in a given hour, with the added option for the Town to increase its annual takings from AREA to achieve 100% renewable energy supply if the Town elects to subscribe to energy balancing services from the market."

Motion carried.

Council adjourned upon motion at 9:47 pm.

TOWN OF MAHONE BAY

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Mayor, David Devenne

Deputy Clerk, Kelly Redden

