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The Regular Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, December 13, 2022 at 7:05 p.m. in Council Chambers and broadcast via YouTube live.

Present:

Mayor D. DeVenne  
Deputy Mayor F. Kangata  
Councillor P. Carver  
Councillor J. Feeney  
Councillor R. Nowe  
Councillor K. Wilson  
Acting CAO, M. Hughes

Absent: CAO D. Heide (regrets)

Gallery: Online & 0 in-person gallery

#### Public Input Session

Council heard from Tina Hennigar of Mahone Bay about newcomers coming to Mahone Bay as part of the enlarged staff at the new Mahone Nursing Home.

#### 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.

#### Swearing-in Councillor Lohnes-Croft

The Town Clerk provided Council with a verbal report on the poll statistics from the 2022 Town of Mahone Bay Special Election:

At the close of poll at 7pm on Saturday, November 26, 2022, the votes were as follows:

Suzanne Lohnes-Croft received 286 votes

Bryan Palfreyman received 130 votes

One vote was spoiled

For a total of 417 votes

With a total of 916 qualified voters in the Town of Mahone Bay, the 2022 Special Election saw a 45.5% rate of voter participation.

Following the presentation of the poll statistics, Suzanne Lohnes-Croft swore her Oath of Allegiance of Office and was officially sworn into Council.

### Long Service Award

Mayor DeVenne presented Councillor Carver with a ten-year long service award on behalf of the Nova Scotia Federation of Municipalities.

### 1. Agenda

A motion by Deputy Mayor Kangata, seconded by Councillor Carver, “THAT the agenda be approved as amended to remove item 7.2 Newcomers to Mahone Bay and to add AREA under Council Items.” Motion carried.

### 2. Minutes

A motion by Councillor Feeney, seconded by Councillor Nowe, “THAT the minutes of the November 24, 2022 regular meeting of Council be approved as presented.” Motion carried.

A motion by Councillor Carver, seconded by Councillor Wilson, “THAT the minutes of the December 1, 2022 regular meeting of Council be approved as presented.” Motion carried.

### 3. Presentations

Council received a presentation from Paul Snow and Tim O'Regan from the Brighter Days Capital Campaign. The presenters requested that Council make a contribution to the Brighter Days campaign of \$50,000 over four years.

### 4. Correspondence – Action

4.1 George Anderson, MBTCC – MODL VIC.

A motion by Councillor Wilson, seconded by Councillor Carver, “THAT Council write to the Mahone Bay Tourism and Chamber of Commerce that given the circumstances that they are leasing we have no issues or concerns as long as they continue to abide by the conditions of the lease.” Motion carried.

### 5. Correspondence – Information Items

5.1 David Lesiuk – Incident at Tim Hortons.

5.2 Michael Ernst, Titan Maritime – Ghost Gear Update, November 2022.

### 5.3 George Anderson, MBTCC – Communications RE Electric Rates.

A motion Councillor Wilson, seconded by Councillor Feeney, “THAT Council receive and file items #5.1 – 5.3.” Motion carried.

## 6. Staff Reports

### 6.1 Council Report

Council received the December 13, 2022 Staff Report to Council.

A motion by Councillor Feeney, seconded by Deputy Mayor Kangata, “THAT Council accept the report for information.” Motion carried.

### 6.2 New Public Works Garage

Council received a staff report with information to support Council’s decision regarding the construction of a new public works garage to replace the current garage on Aberdeen Lane.

A motion by Councillor Feeney, seconded by Deputy Mayor Kangata, “THAT Council direct staff to revise the predesign for a public works garage capped at a maximum of \$1.5 million inclusive net HST.” Motion carried.

### 6.3 HOME Program Review

Council received a staff report with a recommendation to direct staff to submit a funding application and use some of the set aside budget to review the HOME program.

A motion by Councillor Carver, seconded by Deputy Mayor Kangata, “THAT Council direct staff to submit an application to the FCM Green Municipal Fund Community Efficiency Financing Initiative to conduct a feasibility study/program review of the HOME Program.” Motion carried.

### 6.4 Joint Building Committee Recommendations

Council received a memo from the Joint Building Committee with recommendations for the three partner Councils in the efforts to create a shared building service in Lunenburg County.

A motion by Councillor Carver, seconded by Deputy Mayor Kangata, THAT Council approve the following twelve points:

1. Dangerous and unsightly property service should not be a mandatory service.
2. Service standard response time goal of conducting a building inspection withing three (3) business days of the request.

3. Building permit applications deemed complete will be reviewed and a response within 14 days of the Building Official receiving the information.
4. Quarterly reporting on service level performance.
5. Two-part funding formula
  - a. Base charge – calculated from 50% uniform assessment and 50% equal share (Currently estimated at 10% of charge)
  - b. Based on number of inspections provided to each unit (Currently estimated at 90% or charge)
6. Each unit would use a standard method of calculating building permit fees based on value of construction.
7. Not to recommend a minimum fee recovery target.
8. Keep the fee revenue in each municipal unit and not include it in the funding formula.
9. All new hires would become employees of the lead agency MODL.
10. Staff not transferred to the lead agency should have their salaries adjusted to the lead agency’s salary level. These staff will report to the lead agency’s Inspection Services Manager.
11. At least one (1) staff based at the municipal offices in the Municipality of the District of Chester, Town of Bridgewater, and Region of Queens Municipality.
12. Include Town of Bridgewater and Region of Queens Municipality.

Motion carried.

### 6.5 Community Solar Garden Monthly Update

Council received the Solar Garden Monthly Update for November 2022.

A motion by Councillor Nowe, seconded by Councillor Wilson, “THAT Council accept the November 2022 Solar Garden monthly report for information.” Motion carried.

## 7. Council Items

### 7.1 Mayor DeVenne – Committee Appointments

A motion by Councillor Carver, seconded by Councillor Lohnes-Croft, “THAT Council approve the citizen appointments to committees of Council as recommended by the Nominating Committee.” Motion carried.

A motion by Councillor Wilson, seconded by Councillor Carver, “THAT Council direct staff to inquire of the South Shore Regional Library Board the rationale for an appointment to that Board, and if there is a preference for a community member or a member of Council, and on receiving that answer that Council consider whether an appointment to that Board is necessary.” Motion carried.

## 7.2 Councillor Wilson – AREA

At the November 24, 2022 meeting of Council, Councillor Wilson provided a notice of motion that he would make or cause to be made a motion to defer the AREA dividend payment, but has advised Council that the matter will be discussed again at the AREA Board meeting in early 2023. Councillor Wilson, Councillor Feeney, and Mayor DeVenne reported to Council that they had brought this discussion forward to the recent AREA Board Meeting at which time the item was deferred to discussion at the next AREA Board Meeting.

## 8. Committee Reports

### 8.1 Lunenburg County Senior Safety Program

Council received the November 2022 Monthly Report from the Lunenburg County Senior Safety Program, which was accompanied by a letter of support for the Flourish Centre to receive the Age Friendly Grant signed by the Senior Safety Coordinator.

### 8.2 REMO

Council received the minutes of the March 21, 2022 meeting of the REMO Advisory Committee.

## 9. New Business

No new business.

## 10. Closed Session

A motion by Councillor Nowe, at 9:33 pm, seconded by Councillor Wilson, to go into Closed Session to discuss contract negotiations and personnel matters as permitted by the Municipal Government Act section 22(2)(e) and (c) respectively. Motion carried.

Council returned to Open Session at 10:30 pm.

### Business Arising From Closed Session

A motion by Councillor Wilson, seconded by Councillor Nowe, "THAT Council approves the purchase of power from Nova Scotia Power for the year 2023." Motion carried.

A motion by Councillor Feeney, seconded by Councillor Wilson, "THAT Council amend the annual budget for 2022-23 to increase the allocation for the purchase of a Pumper Truck for the Mahone Bay and District Fire Department to \$1,250,000."

Motion carried.

Council adjourned upon motion at 10:35 pm.

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Mayor, David Devenne

CAO, Dylan Heide

