



The Regular Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, July 27, 2023 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  
Councillor J. Feeney  
Councillor S. Lohnes-Croft  
CAO, D. Heide  
Deputy CAO, E. Levy

Regrets:

Town Clerk, K. Redden

Gallery: Online & 1 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 Feeney, "THAT the agenda be approved as presented with an amendment to move discussion of 6.13 ahead of item 4." Motion carried.

### 2. Minutes

A motion by Councillor Feeney, seconded by Councillor Nowe, "THAT the minutes of the June 29, 2023 regular meeting of Council be approved as presented." Motion carried.

### 3. Public Input Session

No one was in attendance for the Public Input Session.

### 6.13 Report of the Clerk – Noise Bylaw

Council received a report of the Clerk concerning the draft Noise Bylaw.

A motion by Councillor Feeney, seconded by Councillor Carver, “THAT Council refer the item to the next Policy & Strategy Committee meeting.” Motion carried.

## 4. Presentations

### 4.1 Mahone Bay and District Fire Department

#### Adam Ekins, Fire Chief – Quarterly Report

Chief Adam Ekins answered questions concerning the Department’s monthly report.

### Mahone Bay District Fire Department – Ladder Truck Proposal

Council received a presentation on a proposal to sell one of the Department’s pumper trucks and replace it with a used ladder truck.

### 4.2 Lisa Bozek & Lesley McFarlane, Municipal Joint Services Board – IT & Intermunicipal Contract

Council received a presentation from the Manager of the Municipal Joint Services Board (MJSB), Lesley McFarlane and the Manager of IT Services, Lisa Bozek on the MJSB Intermunicipal Service Agreement.

## 5. Correspondence

### 5.1 Tim Merry, President, Mahone Bay United Soccer Association – Thank-you Letter

Council received a letter from Mahone Bay United Soccer Association thanking them for the support provided to Mahone Bay United.

A motion by Councillor Wilson, seconded by Deputy Mayor Kangata, “THAT items 5.1 and 5.7 be Received and Filed.” motion carried.

### 5.2 Dan Hennessey, Chairman, November 11<sup>th</sup> Committee – Remembrance Day Flyby

Council received a request from the Chairman of the November 11<sup>th</sup> Committee, a Committee of the Royal Canadian Legion, requesting community participation in this year’s Remembrance Day flyby.

A motion by Deputy Mayor Kangata, seconded by Councillor Nowe, “THAT Council direct the staff to draft, for the Mayor’s signature, a response granting community participation in this year’s Remembrance Day flyby.” Motion carried.

### 5.3 Mahone Islands Conservation Association – Grant Request

Council received a grant request from MICA (Mahone Islands Conservation Association), in the amount of \$1,000.

A motion by Councillor Feeney, seconded by Deputy Mayor Kangata, “THAT item 5.3 be received and filed.” Motion carried.

### 5.4 Town of Lunenburg – Fisher’s Memorial Service

Council received information about the Town of Lunenburg’s September 10, 2023 Fishers’ Memorial Service.

A motion by Deputy Mayor Kangata, seconded by Councillor Wilson, “THAT staff respond to the organizers of the Fisher’s Memorial Service, informing them that Councillor Wilson will attend, on behalf of the Town of Mahone Bay.” Motion carried.

### 5.5 George Anderson, Chair, Mahone Bay Tourism & Chamber of Commerce – Logo Response

Council received a response from the Mahone Bay Tourism & Chamber of Commerce to the request that the MBTCC transfer the rights for use of their logo to the Town of Mahone Bay.

A motion by Councillor Carver, seconded by Deputy Mayor Kangata, “THAT the Town of Mahone Bay accept the offer from the Mahone Bay Tourism and Chamber of Commerce, with funds up to \$5,000 to cover associated costs.” Motion withdrawn.

A motion by Councillor Feeney, seconded by Councillor Carver, “THAT Item 5.5 be referred to the Community Logo Development Steering Team requesting feedback and a formal recommendation.” Motion carried.

### 5.6 George Anderson, Chair, Mahone Bay Tourism & Chamber of Commerce – VIC Funding Shortfall

Council received a request from the Mahone Bay Tourism & Chamber of Commerce to increase their grant allocation from the Town, to assist in hiring a summer student.

A motion by Councillor Feeney, seconded by Councillor Lohnes-Croft, “THAT the Town of Mahone Bay provide a grant to the Mahone Bay Tourism and Chamber of Commerce in the amount of \$1,600, to assist with hiring a summer student to staff the Visitor Information Centre, Motion carried.

### 5.7 Deryk McGrath – Feedback on Speed Humps

Council received feedback from resident, Deryk McGrath, on the speed humps installed on Pleasant Street.

## 6. Staff Reports

### 6.1 Council Report

Staff Report was not complete in time for the Council meeting. Mr. Heide will provide the report to Council for their information.

### 6.2 Staff Report – Comfort Centre

Council received a staff report with information about the implementation of a Comfort Centre at the Mahone Bay and District Fire Department.

A motion by Councillor Feeney, seconded by Councillor Wilson, “THAT Council approve the Town of Mahone Bay Comfort Centre Standard Operating Procedures, with an amendment noting a janitorial contract is in place, and direct staff to begin the recruitment of volunteers to support the Comfort Centre.” Motion carried.

### 6.3 Staff Report – Fire Services Bylaw

Council received a staff report concerning a Fire Services Bylaw as well as an updated draft bylaw.

A motion by Councillor Carver, seconded by Councillor Feeney, “THAT Council provide first reading to the Fire Services Bylaw as presented.” Motion carried.

A motion by Councillor Carver, seconded by Deputy Mayor Kangata, “THAT staff develop a job description for the Fire Chief.” Motion withdrawn.

### 6.4 Staff Report – 2023-24 Business Plan

Council received the draft 2023-24 Business Plan.

A motion by Councillor Feeney, seconded by Councillor Wilson, “THAT Council approve the 2023-24 Business Plan as presented.” Motion carried.

### 6.5 Staff Report – Development Agreement MBC

Council received a development agreement request from the Mahone Bay Centre.

A motion by Councillor Wilson, seconded by Councillor Lohnes-Croft, “THAT Council give written consent to approve the minor change to Schedule B of the Development Agreement in relation to the development permit request received from Mahone Bay Centre Society to install a 12 x 30 shed.” Motion carried.

### 6.6 Staff Report – Orchard Street

Council received a staff report with a recommendation concerning traffic flow on Orchard Street, following up on previous direction.

A motion by Deputy Mayor Kangata, seconded by Councillor Carver, “THAT Council direct staff to restrict Orchard St. to ‘right turn only’ at the intersection with Main Street.”

Motion carried.

#### 6.7 Staff Report – Non-Revenue Water Update

Council received an update concerning water loss (non-revenue water) in the water utility and staff efforts to reduce.

A motion by Councillor Carver, seconded by Deputy Mayor Kangata, “THAT Council accept this report for information.”

Motion carried.

#### 6.8 Staff Report – Water Plant Repairs

Council received an update and associated recommendations concerning necessary repairs to the Town’s water treatment plant.

A motion by Councillor Feeney, seconded by Deputy Mayor Kangata, “THAT Council approve the plumbing repairs (\$10,750+HST) and replacement flocculation mixer (\$4,487+HST) as recommended, to be funded from the water utility depreciation reserve.”

Motion carried.

#### 6.9 Staff Report – Housing Action Plan

Council received additional information about the Housing Accelerator Fund and an overview of the proposed housing action plan currently under development to support the Town’s anticipated Housing Accelerator Fund application. This will be discussed further at the special meeting of Council scheduled for August 11<sup>th</sup>.

#### 6.10 Staff Report – Tree Planting Fund

Council received a recommendation to approve an application to the Nova Scotia Thriving Forests program.

A motion by Councillor Wilson, seconded by Councillor Carver, “THAT Council direct staff to submit an application to the Nova Scotia Thriving Forests program.” Motion carried.

#### 6.11 Staff Report – ACOA Project Funding

Council received a recommendation to apply for federal funding to support infrastructure improvement projects.

A motion by Councillor Carver, seconded by Councillor Lohnes-Croft, “THAT Council direct staff to apply for the ACOA Innovative Communities Fund for funding to support various infrastructure improvements in the downtown core included in the Council’s 10-year Capital Investment Plan.” Motion carried.

6.12 Staff Report – Temporary Borrowing Resolutions

Council received a staff report with temporary borrowing resolutions relating to a balloon payment renewal and to waterline upgrades on Main Street – serving the new Long Term Care Facility – which were recently completed.

A motion by Councillor Feeney, seconded by Councillor Lohnes-Croft, 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 for the purposes of Water/Wastewater Upgrades serving Long-Term Care Facility;

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 Five Hundred Forty-Nine thousand and Seven Hundred Seventy-Two Dollars (\$549,772) 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 Five Hundred Forty-Nine thousand and Seven Hundred Seventy-Two Dollars (\$549,772) in total from any chartered bank or trust company doing business in Nova Scotia;

THAT the sum be borrowed for a period not exceeding Twelve (12) 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.

A motion by Councillor Feeney, seconded by Councillor Lohnes-Croft,

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 clause 66 (4)(b) of the Municipal Government Act authorizes the Municipality to expend funds for the purpose of paying or retiring debentures;

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 One Hundred Thirty-Two Thousand and Five Hundred Dollars (\$132,500) 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 One Hundred Thirty-Two Thousand and Five Hundred Dollars (\$132,500) in total from any chartered bank or trust company doing business in Nova Scotia;

THAT the sum be borrowed for a period not exceeding Twelve (12) 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 Councillor Carver – South Shore Open Door Association

Councillor Carver asked if Council would like reports from the South Shore Open Door Association to be included on Council agendas.

A motion by Councillor Carver, seconded by Councillor Wilson, “THAT South Shore Open Door Association reports be regularly included on Council agendas.” Motion carried.

### 7.2 Councillor Feeney – Staff Appreciation Day

Councillor Feeney requested that Council continue with the tradition of having a Staff Appreciation Day.

A motion by Councillor Feeney, seconded by Councillor Lohnes-Croft, “THAT Council designate August 14, 2023 as Staff Appreciation Day and that staff be given that day off in appreciation of their efforts in advancing the Town’s strategic objectives.”

Motion carried.

## 8. Committee Reports

### 8.1 Lunenburg County Senior Safety Program

Council received the monthly report of the Senior Safety Program.

### 8.2 Accessibility Quarterly Update

Council received the quarterly update from Ellen Johnson, Accessibility Coordinator.

### 8.3 Climate and Environment Committee

Council received the draft minutes of the July 5, 2023 meeting of the Climate and Environment Committee.

A motion by Councillor Wilson, seconded by Deputy Mayor Kangata, “THAT council adopt the proposed 2023 update to the Town’s GHG Reduction Action Plan, amended as discussed.” Motion carried.

### 8.3 Cemetery Committee

Council received the draft minutes of the July 7, 2023 meeting of the Cemetery Committee.

A motion by Councillor Feeney, seconded by Councillor Nowe, “THAT Council direct staff to issue a request for proposals for creation of a future development plan for Park Cemetery.” Motion carried.



#### 8.4 Heritage Advisory Committee

Council received the minutes of the July 12, 2023 meeting of the Heritage Advisory Committee.

A motion by Councillor Carver, seconded by Councillor Feeney, “THAT council direct staff to apply for conservation advice funding prior to any work being done on the exterior of Town Hall.” Motion carried.

#### 8.5 Asset Management Committee

Council received the draft minutes of the July 13, 2023 meeting of the Asset Management Committee.

#### 9. New Business

Deputy Mayor Kangata made a notice of motion for staff to work with the Fire Department on the potential for the addition of a ladder truck to the Department’s fleet.

#### 10. Closed Session

A motion by Councillor Feeney, at 10:08pm, seconded by Councillor Nowe, “THAT Council go into Closed Session to discuss Acquisition, Sale, Lease and Security of Municipal Property and Contract Negotiations as permitted by the Municipal Government Act sections 22(2)(a) and 22(2)(e) respectively. Motion carried.

Council came out of closed session at 10:56 p.m.

#### Business Arising from Closed Session

A motion by Feeney, seconded by Wilson, “THAT council direct staff to write to the owners of 8 Edgewater Street informing them they will have until September 20<sup>th</sup> to fix the water leak on their property, at which time the water service will be suspended if the repair hasn’t been made.” Motion carried.

Council adjourned at 10:57 p.m. on conclusion of business.

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Mayor, David Devenne

Town Clerk, Kelly Redden