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The Regular Meeting of Town Council for the Town of Mahone Bay was held on Thursday September 10, 2024 at 7:00 p.m. in Council Chambers and broadcast via YouTube live.

Present:

Mayor David Devenne  
Deputy Mayor F. Kangata  
Councillor P. Carver  
Councillor J. Feeney  
Councillor S. Lohnes-Croft  
Councillor R. Nowe  
Councillor K. Wilson  
CAO, D. Heide  
Deputy CAO, E. Levy

Absent:

Town Clerk, K. Munroe (with regrets)

Gallery:

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

2. Minutes

A motion by Councillor Lohnes-Croft, seconded by Councillor Wilson, "THAT the minutes of the July 24, 2024 special meeting of Council be approved as presented." Motion carried.

A motion by Councillor Feeney, seconded by Councillor Wilson, “THAT the minutes of the July 25, 2024 regular meeting of Council be approved as presented.”

Motion carried.

A motion by Councillor Carver, seconded by Councillor Nowe, “THAT the minutes of the August 22, 2024 special meeting of Council be approved as presented.”

Motion carried.

### 3. Public Input Session

Tami Turner, 228 Hawthorn Road, raised concerns about a short term rental being operated on Hawthorn Road.

### 4. Presentations

#### 4.1 Tim Merry – Mahone Bay United

Mr. Merry provided Council an update on Mahone Bay United and what has gone on with the club over the past months. This update included changes to operations to include increased equitable access measures, infrastructure upgrades, increased informal activities and community use.

#### 4.2 Adam Ekins, Chief, MBDFD

Council received the quarterly report of the Mahone Bay and District Fire Department.

### 5. Correspondence

#### 5.1 Dominique Daniels – Sidewalk Request

Council received correspondence from Dominique Daniels to extend the Main Street sidewalk to Blockhouse.

A motion by Councillor Feeney, seconded by Deputy Mayor Kangata, “THAT the item be referred to the 2025/2026 budget process for further deliberation.” Motion carried.

#### 5.2 Ramsay Duff, CEO MacLeod Cares

Council received correspondence from Ramsay Duff, responding to a letter from Mayor Devenne asking what the intentions were for the now closed Mahone Bay Nursing Home.

A motion by Councillor Feeney, seconded by Councillor Carver, “THAT the correspondence be copied to members of the Heritage Advisory Committee and the information received and filed. Motion carried.

### 6. Staff Reports

#### 6.1 Staff Report to Council

Council received the September 10, 2024 Staff Report to Council.

A motion by Councillor Feeney, seconded by Councillor Nowe, “THAT item 6.1 be received for information.” Motion carried.

### 6.2 Staff Report – UFMP & HWA

Council received a staff report providing a progress update on the Urban Forest Management Plan, as well as a recommendation for an immediate initiative to protect Town-owned hemlock trees.

A motion by Councillor Carver, seconded by Councillor Lohnes-Croft, “THAT Council direct staff to engage Atlantic Tree Solutions for the chemical treatment - basal bark spray - of Town-owned hemlock trees to prevent the infestation of hemlock woolly adelgid in Jubilee Park and elsewhere on Town property.” Motion carried.

A motion by Councillor Carver, seconded by Councillor Lohnes-Croft, “THAT Council allocate a budget of \$5,000 for this work, to be completed in the fall of 2024/spring of 2025 by Atlantic Tree Solutions.” Motion carried.

A motion by Councillor Carver, seconded by Deputy Mayor Kangata, “THAT direct staff to publicize the Town’s intentions around spraying for hemlock woolly adelgid, and the company contracted, encouraging residents to reach out to the contractor directly for trees on private property.” Motion carried.

### 6.3 Staff Report – Celebrate Mahone Bay

Council received a staff report updating them on fact-finding discussions conducted between staff and community groups regarding the proposed initiation of a community celebration event.

A motion by Councillor Feeney, seconded by Councillor Wilson, “THAT Council direct staff to utilize the \$2,500 budget for a Town-initiated event to coordinate and support a ‘Celebrate Mahone Bay’ program of events hosted by community organizations in September and October 2024.” Motion carried.

### 6.4 Staff Report – Housing Accelerator Fund Application 2

Council received a staff report providing them with further information about Housing Accelerator Fund 2 (HAF2) and an overview of the proposed application action plan.

A motion by Councillor Wilson, seconded by Deputy Mayor Kangata, “THAT Council direct staff to submit an application to the CMHC Housing Accelerator Fund 2 on the basis of the draft Action Plan for the Town of Mahone Bay.” Motion carried.

### 6.5 Staff Report – Hedge Row

Council received a staff report, deferred from Council's March 12, 2024 meeting, which presented them with a recommendation concerning Hedge Row.

A motion by Councillor Wilson, seconded by Deputy Mayor Kangata, "THAT Council defer the item to April 1, 2025. Motion carried.

## 7 Council Items

### 7.1 Mayor Devenne – Remuneration Policy

Council received an amended Remuneration Policy that was first received at their special meeting held on August 22, 2024.

A motion by Deputy Mayor Kangata , seconded by Councillor Nowe, "THAT Council adopt the Council Remuneration Policy as presented ." Motion carried.

### 7.2 Councillor Feeney – Pleasant Street and Main Street Intersection

Council received a suggested motion from Councillor Feeney.

A motion by Councillor Feeney, seconded by Councillor Carver, "THAT Council direct staff to seek pricing to include the curb extension on the right side of Main and Pleasant, as recommended by WSP to improve site lines for traffic and enhance cross walk safety, with this Fall's capital projects." Motion carried.

A motion by Councillor Lohnes-Croft, seconded by Councillor Nowe, "THAT Council direct staff to provide information on installing a mirror at the intersection of Pleasant and Main and refrain from any action on vegetation until further direction is given." Motion carried.

### 7.3 Councillor Carver - Crosswalks

Council received a suggested motion from Councillor Carver.

A motion by Councillor Carver, seconded by Councillor Lohnes-Croft, "THAT Council direct staff to provide a report on the potential for all marked pedestrian crossings in Mahone Bay with the exception of existing decorative crosswalks to be upgraded to zebra crossings, to enhance pedestrian safety at intersections." Motion carried.

## 8. Committee Reports

### 8.1 Lunenburg County Senior Safety Program

Council received the July 2024 monthly report of the Lunenburg County Senior Safety Program.

### 8.2 Roof 25 Shelter

Council received an update from the Roof 25 Shelter.

### 8.3 Lunenburg County Senior Safety Program

Council received the August 2024 monthly report of the Lunenburg County Senior Safety Program.

### 8.4 Policy & Strategy Committee

Council received the draft minutes of the July 22, 2024 meeting of the Policy & Strategy Committee.

### 8.5 Audit & Finance Committee

Council received the draft minutes of the August 22, 2024 meeting of the Audit & Finance Committee.

### 8.6 Climate & Environment Committee

Council received the draft minutes of the September 4, 2024 meeting of the Climate & Environment Committee.

A motion by Councillor Carver, seconded by Councillor Lohnes-Croft, "THAT Council direct staff to assess the potential to develop in-house capacity to manage invasive species." Motion carried.

### 8.7 Asset Management Committee

Council received the draft minutes of the September 4, 2024 meeting of the Asset Management Committee.

A motion by Councillor Nowe, seconded by Councillor Lohnes-Croft, "THAT Council direct staff to consider the installation of an accessible portable washroom at the Tiny Tots Playground until such time as a permanent solution has been found, and report back to Council in this regard." Motion carried.

## 9. New Business

No new business.

## 10. Closed Session

A motion by Councillor Feeney, at 9:02 p.m., seconded by Councillor Carver, "THAT Council go into Closed Session to discuss Acquisition and Sale of Property, Personnel Matters, Contract Negotiations and Litigation or Potential Litigation as permitted by the Municipal Government Act section 22 (2)(a), 22(2)(c), 22(2)(e) and 22(2)(f) respectively." Motion carried.

Council arose from closed session at 10:27 p.m.

Business Arising

A motion by Councillor Carver, seconded by Councillor Feeney, "THAT Council approve the Mayor to sign the updated Marina License and Letter of Agreement."

Motion carried.

A motion by Deputy Mayor Kangata, seconded by Councillor Wilson, "THAT Council increase the budget allocation for the Wye St. Culvert installation from \$90,000 to \$125,000."

Motion carried.

A motion by Councillor Lohnes-Croft, seconded by Councillor Nowe, "THAT Council direct staff to apply to the Nova Scotia Utility and Review Board to amend the approved flow-through formula in the Schedule of Rates for Electric Supply and Services."

Motion carried.

A motion by Councillor Feeney, seconded by Deputy Mayor Kangata, "THAT a copy of the CAO's most recent performance review and goals set in that review for the coming period be provided to the incoming Mayor following the upcoming election."

Motion carried.

Council adjourned at 10:31 p.m. on conclusion of business.

TOWN OF MAHONE BAY

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Mayor, David Devenne

Town Clerk, Kelly Munroe