



The Regular Meeting of Town Council for the Town of Mahone Bay was held on Tuesday, October 8, 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 & 4 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 Lohnes-Croft, seconded by Councillor Feeney, "THAT the agenda be approved as presented." Motion carried.

2. Minutes

A motion by Councillor Nowe, seconded by Councillor Carver, "THAT the minutes of the September 6, 2024 special meeting of Council be approved as presented." Motion carried.

A motion by Councillor Carver, seconded by Councillor Feeney, "THAT the minutes of the September 26, 2024 regular meeting of Council be approved as presented." Motion carried.

3. Public Input Session

Tami Turner – 228 Hawthorn Road spoke on her concerns regarding a short-term rental operation on Hawthorn Road, and a letter Council received from the Hawthorn Road Neighbourhood Association.

4. Presentations

No presentations.

5. Correspondence

5.1 Tami and Tom Turner – Follow Up

Council received a follow up letter from Tami and Tom Turner about their concerns regarding a property on Hawthorn Road.

A motion by Councillor Feeney , seconded by Councillor Wilson, “THAT Council receive and file item 5.1. Motion carried.

A motion by Councillor Feeney, seconded by Councillor Nowe, “THAT Council direct staff to prepare a report to Council in relation to Item 5.1..” Motion carried.

5.2 David Maxwell, Chair, Riverport Electric Light Commission – Request to Provide Terms

Council received a letter from the Chair of the Riverport Electric Light Commission with a request the Town to provide terms to convert outstanding operating debts to long-term loans with fixed conditions for repayment.

5.3 David Maxwell, Chair, Riverport Electric Light Commission- Proposal for New Electrical Commission

Council received a letter from the Chair of the Riverport Electric Light Commission with a request the town to express their interest in the possibility of merging electric utilities into a new electrical commission.

A motion by Councillor Feeney, seconded by Councillor Wilson, “THAT Council receive and file items 5.2 and 5.3 Motion carried.

A motion by Councillor Feeney, seconded by Councillor Wilson, “THAT Council direct staff to prepare a report on items 5.2 and 5.3 with staff recommendations and proposing the terms and conditions of the proposed loan.” Motion carried.

6. Staff Reports

6.1 Staff Report to Council

Council received the October 8, 2024 Staff Report to Council.

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

6.2 Memo – Curbside Collection Request for Proposals

Council received a staff report from Gabe Welsh, Director WMSS with regarding an RFP for Curbside Collection Services.

A motion by Deputy Mayor Kangata, seconded by Councillor Carver, “THAT Town of Mahone Bay Council award RFP 2024-003 Curbside Collection Services to GE’s All Trucking Limited (GE Environmental), for a total of \$75,161.68 during year one, with an annual rate increase of 2.89% and updated dwelling counts over a seven-year term.” Motion carried.

6.3 Staff Report – Driftwood Monster Installation Request

Council received a staff report providing them with the requested report concerning the proposed installation of a Driftwood Monster in the Aquatic Garden Park.

A motion by Councillor Carver, seconded by Councillor Lohnes-Croft, “THAT Council direct staff to coordinate the installation of the Driftwood Monster in the Aquatic Garden Park with the Mahone Bay Tourism & Chamber of Commerce at their request.” Motion carried.

6.4 Staff Report – Portable Washroom for Jubilee Park

Council received a staff report providing them with information on the proposed installation of an accessible portable washroom in Jubilee Park.

A motion by Councillor Carver, seconded by Councillor Nowe, “THAT Council direct staff to include the seasonal accessible portable washroom for Jubilee Park in the draft 2025-26 budget.” Motion carried.

6.5 Staff Report – Clearway Intersection Safety

Council received a staff report providing them with a review of what might be done to address safety concerns in relation to the intersection at Main and Clearway Streets.

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

6.6 Fall 2024 Debenture Participation

Council received a memo with a request to participate in the Municipal Finance Corporations (MFC) 2024 Fall Debenture for the Solar Garden Project.

A motion by Deputy Mayor Kangata, seconded by Councillor Nowe, “[motion as attached]“ Motion carried.

A motion by Councillor Feeney, seconded by Deputy Mayor Kangata, “THAT Council direct staff to update information provided concerning solar garden financing and include on a future Council agenda.” Motion carried.

7 Council Items

No Council items.

8. Committee Reports

8.1 Asset Management Committee – Draft Minutes – October 1, 2024

Council received the draft minutes of the October 1, 2024 meeting of the Asset Management Committee.

A motion by Councillor Nowe, seconded by Councillor Carver, “THAT Council approves the draft Asset Management Plans for Water, Wastewater, Stormwater and Transportation for public distribution via the Town’s website.” Motion carried.

8.2 Planning Advisory Committee – Draft Minutes - October 1, 2024

Council received the draft minutes from the October 1, 2024 meeting of the Planning Advisory Committee.

8.3 Climate and Environment Advisory Committee – Draft Minutes – October 2, 2024

Council received the draft minutes of the October 2, 2024 meeting of the Climate and Environment Advisory Committee.

8.4 Lunenburg County Senior Safety Program – Monthly Report – September 2024

Council received the monthly report for September 2024 from the Lunenburg County Senior Safety Program.

A motion by Councillor Lohnes-Croft, seconded by Councillor Feeney, “THAT Council accept the report for information.” Motion carried.

9. New Business

No new business.

10. Closed Session

A motion by Councillor Carver, at 8:17p.m., seconded by Councillor Nowe, “THAT Council go into Closed Session to discuss items permitted in the Municipal Government Act sections 22(2)(a) Acquisition, Sale, Lease and Security of Municipal Property; 22(2)(e)

Contract Negotiations; and 22(2)(g) Legal Advice Eligible for Solicitor-Client Privilege.

Motion carried.

Council arose from closed session at 9:04 p.m.

Business Arising

A motion by Deputy Mayor Kangata, seconded by Councillor Wilson, “THAT Council approve the increase of the asphalt paving budget allocation from \$75,000 to \$100,000.

Motion carried.

Council adjourned at 9:04 p.m. on conclusion of business.

TOWN OF MAHONE BAY

TOWN OF MAHONE BAY

Mayor, David Devenne

Town Clerk, Kelly Munroe

Resolution for Pre-Approval of Debenture Issuance Subject to Interest Rate

WHEREAS clause 66 (1) of the Municipal Government Act (the “Act”) provides that a municipality may borrow to carry out an authority to expend funds for capital purposes conferred by the Act or another Act of the Legislature;

AND WHEREAS clause 91(1)(a) of the Act provides that where a municipality is authorized to borrow money, subject to the approval of the Minister of Municipal Affairs and Housing (the “Minister”), that the sum shall be borrowed by the issue and sale of debentures, in one sum or by installments, as determined by the council;

AND WHEREAS clause 91(1)(b) of the *Municipal Government Act* authorizes the council to determine the amount and term of, and the rate of interest, on each debenture, when the interest on a debenture is to be paid, and where the principal and interest on a debenture are to be paid;

AND WHEREAS clause 91(2) of the *Municipal Government Act* states, that in accordance with the *Finance Act*, the mayor or warden and clerk or the person designated by the council, by policy, shall sell and deliver the debentures on behalf of the municipality at the price, in the sums and in the manner deemed proper;

AND WHEREAS the resolution of council to borrow for was approved by the municipal council on January 25, 2024.
(council’s TBR approval date)

BE IT THEREFORE RESOLVED

THAT under the authority of Section 91 of the *Municipal Government Act*, the

Town of Mahone Bay
(Name of Unit)

borrow by the issue and sale of debentures a sum or sums not exceeding \$2,371,155_ , for a period not to exceed __25 years years, subject to the approval of the Minister;

THAT the sum be borrowed by the issue and sale of debentures of the

Town of Mahone Bay
(Name of Unit)

in the amount that the mayor or warden and clerk or the person designated by the council deems proper, provided the average interest rate of the debenture does not exceed the rate of 6.5%;

THAT the debenture be arranged with the Province of Nova Scotia with interest to be paid semi-annually and principal payments made annually;

THAT this resolution remains in force for a period not exceeding twelve months from the passing of this resolution.

For Province use only:

TBR #: _____

Minister
signed: _____

THIS IS TO CERTIFY that the foregoing is a true copy of a resolution duly passed at a meeting of the Council of the
Town of Mahone Bay

(Name of Unit)

held on the 8th day of October 2024

GIVEN under the hands of the Mayor/Warden and the Clerk of the

(Name of Unit)

this day of 20

Mayor/Warden

Clerk