



ATTENDING

- Mayor Wendy Donovan
- Deputy Mayor Oonagh Proudfoot
- Councillor Isabel Madeira-Voss
- Councillor Jennifer Ingham
- Councillor Jodi MacKay
- Councillor Mike Butler
- Councillor Wendy Elliott,
- Erin Beaudin, Chief Administrative Officer, and
- Recording Secretary, Amanda Brown,

ALSO ATTENDING

- Director of Finance, Mike MacLean
- Director of Planning and Development, Devin Lake
- Director of Parks and Recreation, Kelton Thomason,
- Director of Public Works, Kevin Kerr, and
- Coordinator of Administrative Services, Vanessa Pearson

MEMBERS OF THE PUBLIC

- Rodney S.

CALL TO ORDER

Chair, Mayor Wendy Donovan, called the [Town Council Meeting](#) to order at 6:30 p.m.

Agenda Item	Discussion and Decisions
1. Approval of Agenda	01-03-21 IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS AMENDED: a. To add an update regarding the Acadia pool as 5(b). CARRIED
2. Approval of Minutes	02-03-21 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE TOWN COUNCIL MEETING OF FEBRUARY 16, 2021 BE APPROVED AS CIRCULATED. CARRIED
	03-03-21 IT WAS REGULARLY MOVED AND SECONDED THAT THE IN-CAMERA MINUTES OF THE TOWN COUNCIL MEETING OF JANUARY 26, 2021 BE APPROVED AS CIRCULATED. CARRIED

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04-03-21 IT WAS REGULARLY MOVED AND SECONDED THAT THE IN-CAMERA MINUTES OF THE TOWN COUNCIL MEETING OF FEBRUARY 16, 2021 BE APPROVED AS CIRCULATED.

CARRIED

3. Comments from the Mayor

- Mayor Donovan introduced the poetry and advised the links to the readings would be posted on our website. Advised the Town contacted the Wolfville School to see if any of the students would be interested in doing a reading and there was an overwhelming response.
- Poetry Readings from: Xavier Cox, Ava Kelly, Sadie Parks and Abby Bouter via video.
- Two proclamations: Purple Day for Epilepsy on March 26, 2021 and World Autism Awareness Day, April 2, 2021 and a reminder to put your blue lightbulbs in on April 2nd.

4. Public Input/Question Period

- No public Input

5. New Business:

**a. Info Report:
Regional Recreation
Facility Feasibility
Study**

- CAO Beaudin advised this is not an RFD it is only a report. There are other Municipalities that may join. The County of Kings will be managing on behalf of the Town of Wolfville.
- If Councils are happy with the input from Phase 1 budget dollars for the phase 2 will begin. This was a priority outlined for Council in their initiatives for their 2021-24.
- One of the recommendations was there is a steering committee consisting of the CAO and members of Council and that will be determined later.

b. Acadia Pool Update

- CAO Beaudin advised this is an information report and a decision is not being sought this evening. CAO Beaudin advised she would like discussion and an RFD will be brought to the April Committee of the Whole.
- There is a possibility for municipal partners to contribute with funding.
- At the current time Acadia has advised they are looking to remove the water at the end of the academic year from the pool and this will save them approximately \$65,000.00. They have asked the Town if they would like to keep the water in and open to the public with the Town

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to cover the amount of \$65,000.00 from May 1, 2021 to August 31, 2021 and they will provide staff.

- From September 1, 2021-April 30, 2022 Acadia has requested that municipalities help support the cost of operating the pool for the academic year.
- CAO Beaudin provided an allocation of what the public use is surrounding passes bought. Wolfville in 2017/18 was at 51%, Kings was at 28% and Kentville was 13% of all community memberships. The remainder was made up from other individuals from other jurisdictions.
- It was noted that it is likely that Wolfville and the Municipality of Kings will be the only partners.
- Should the Town wish to support any future requests, it will have to be given consideration as part of the annual budget process and could impact the tax rate or decisions made on how to cover the additional expenses as there will not be COVID funds for years to come.
- It was noted there may be other options for pool access (or alternatives) that would have to be looked at.
- CAO Beaudin provided an outline of what will be required if the Town takes over during the summer months which included open swims, cleaning and staff requirements. There would be some revenue if there are rentals, new passes purchased and drop-in swimming.
- It was noted if Wolfville wanted to move forward with both proposals (both summer and winter) the Town would be responsible for \$84,162.

6. MOTIONS FROM COMMITTEE OF THE WHOLE, MARCH 9, 2021:

a. RFD 011-2021: OPERATIONS PLAN/BUDGET

- No further comments or discussion.

05-03-21 THAT COUNCIL APPROVE THE 2021/22 TOWN OPERATIONS PLAN AND RELATED OPERATING BUDGET, TEN YEAR CAPITAL INVESTMENT PLAN, AND THE WATER UTILITY THREE YEAR OPERATING AND CAPITAL BUDGET, INCLUDING THE FOLLOWING DETAILS:

- **TOWN OPERATING BUDGET WITH REVENUE & EXPENDITURES IN THE AMOUNT OF \$11,261,900;**
 - **RESIDENTIAL TAX RATE OF \$1.475 PER HUNDRED DOLLARS OF ASSESSMENT APPLIED TO TAXABLE RESIDENTIAL AND RESOURCE ASSESSMENTS;**
 - **COMMERCIAL TAX RATE OF \$3.585 PER HUNDRED DOLLARS OF ASSESSMENT APPLIED TO TAXABLE COMMERCIAL ASSESSMENTS;**



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- TAXES TO BE BILLED BY WAY OF INTERIM TAX BILL (ISSUED IN APRIL, DUE MAY 31, 2021) AND FINAL TAX BILL (ISSUED IN AUGUST, DUE THE SEPTEMBER 30, 2021);
- INTEREST ON OVERDUE AMOUNTS TO BE CHARGED AT A RATE OF 1.00% PER MONTH;
- TOWN CAPITAL BUDGET WITH YEAR 1 TOTALING \$4,641,500, INCLUDING CAPITAL RESERVE FUNDING OF \$1,582,417, OPERATING RESERVE FUNDING OF \$292,500, LONG TERM DEBT FUNDING OF \$1,124,750, FEDERAL GAS TAX GRANT FUNDING OF \$810,000, ACOA GRANT FUNDING OF \$343,333, PROVINCIAL GRANT FUNDING OF \$43,000, AND OTHER/EXTERNAL GRANT/CONTRIBUTION FUNDING OF \$5,000, AND \$400,500 FROM THE TOWN'S WATER UTILITY FOR ITS SHARE OF STREET INFRASTRUCTURE PROJECTS.
- WATER UTILITY OPERATING BUDGET WITH REVENUES OF \$1,133,300, OPERATING EXPENDITURES OF \$981,700, AND NON-OPERATING EXPENDITURES OF \$176,300.
- WATER UTILITY CAPITAL BUDGET TOTALING \$865,500, INCLUDING DEPRECIATION RESERVE FUNDING OF \$385,500, CAPITAL FROM REVENUE FUNDING OF \$70,000, LONG TERM DEBT OF \$230,000, AND ACCUMULATED SURPLUS FUNDING OF \$180,000.
- FIRE PROTECTION AREA RATE (PURSUANT TO SECTION 80 OF THE MUNICIPAL GOVERNMENT ACT) OF \$0.056 PER HUNDRED DOLLARS OF ASSESSMENT
- BUSINESS DEVELOPMENT AREA RATE (PURSUANT TO SECTION 56 OF THE MUNICIPAL GOVERNMENT ACT) OF \$0.28 PER HUNDRED DOLLARS OF COMMERCIAL ASSESSMENT
- SEWER FEES
 - SEWER USAGE RATE OF \$4.41 PER 1,000 GALLONS OF WATER USED BY CUSTOMER;
 - FLAT RATE FEE OF \$85.30 PER QUARTER;
 - MINIMUM QUARTERLY CHARGE FOR ANY METERED CUSTOMER \$22.00;
 - SEWER CONNECTION FEE OF \$3,500, IF ONLY SEWER HOOK UP



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- SEWER CONNECTION FEE OF \$1,000 IF HOOK UP COMBINED WITH WATER
 - LOW INCOME PROPERTY TAX EXEMPTION
 - INCOME THRESHOLD TO QUALIFY A MAXIMUM OF \$30,000;
 - MAXIMUM EXEMPTION OF \$750.
 - GRANTS TO ORGANIZATIONS UNDER GENERAL GOVERNMENT/COMMUNITY DEVELOPMENT (NOT PART OF COMMUNITY PARTNERSHIP POLICY)
 - ACADIA SCHOLAR BURSARIES \$11,000
 - WOLFVILLE HISTORICAL SOCIETY \$5,000
 - ACADIA UNIVERSITY
 - MOU MAIN GRANT ALLOTMENT \$35,000
 - MOU EVENTS HOSTING CONTRIBUTION \$10,000
 - ONE-TIME CONTRIBUTIONS TO 3RD PARTY CAPITAL PROJECTS (PER APPLICATION OF TOWN POLICY)
 - COMMUNITY OVEN (PENDING MOU) \$24,400
- CARRIED

b. RFD 012-2021: DEBT GUARANTEES - VWRM

- No further comments or discussion.

06-03-21 THAT COUNCIL GUARANTEES A SHARE OF THE VALLEY WASTE RESOURCE MANAGEMENT AUTHORITY'S FEBRUARY TEMPORARY BORROWING RESOLUTION/DEBENTURE REFINANCE 36A-1 (IN THE AMOUNT OF \$462,731), WITH WOLFVILLE'S SHARE BEING 8.31% OR \$38,453 AS PER ATTACHED LOAN GUARANTEE FORM.

CARRIED

c. RFD 013-2021: COVID SAFE REOPENING GRANT

- No further comments or discussion.



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07-03-21 THAT COUNCIL APPROVE THE FRAMEWORK INCLUDED IN THIS RFD FOR USE OF COVID SRA FUNDS FOR FISCAL 2020/21 AND ACKNOWLEDGE A PORTION OF THE FUNDS WILL BE PLACED IN AN OPERATING RESERVE TO BE USED IN THE NEXT FISCAL YEAR AS PER THE FRAMEWORK RECOMMENDED.

CARRIED

d. RFD 014-2021: SPRING DEBENTURE PRE-APPROVAL

- No further comments or discussion.

08-03-21 THAT COUNCIL APPROVE THE ATTACHED RESOLUTION FOR PRE-APPROVAL OF PARTICIPATION IN THE SPRING DEBENTURE ISSUE, WITH THE FOLLOWING MAXIMUM PARAMETERS:

Solar Panels – Public Works Building	\$160,000
10 years	
Land Acquisition – East End Gateway	<u>\$208,600</u>
15 years	

TOTAL BORROWING \$368,600

Maximum average interest rate set at 5.5%

CARRIED

e. RFD 015-2021: FLOOD RISK FINAL REPORT

- No further comments or discussion.

09-03-21 THAT COUNCIL ADOPT THE RECOMMENDATIONS OF THE ATTACHED TOWN OF WOLFVILLE FLOOD RISK MITIGATION PLAN, PREPARED BY CBCL CONSULTING ENGINEERS, TO INFORM REGULATORY APPROACHES TO DEVELOPMENT, OPERATIONAL AND CAPITAL BUDGET DECISION MAKING AND OTHER RELEVANT MATTERS.

CARRIED

f. RFD 016-2021: DA DISCHARGES – WHISPERING CREEK AND POMPANO ESTATES

- No further comments or discussion.



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10-03-21 THAT COUNCIL APPROVE THE DISCHARGE OF THE FOLLOWING DEVELOPMENT AGREEMENTS INCLUDING SUBSEQUENT AMENDMENTS:

- **DA-02-04 WHISPERING CREEK VILLAGE - AAC DEVELOPMENTS INC. OR MIXED DENSITY DEVELOPMENT.**
- **DA-02-06 POMPANO ESTATES – MIR I DEVELOPMENTS INC. FOR A MIXED DENSITY DEVELOPMENT.**

CARRIED

g. RFD 017-2021: S2021 TOWN OF WOLFVILLE ACADIA SCHOLAR-BURSARY AMENDMENTS

- CAO Beaudin noted that there was a proposed change indicating the scholarship/Bursaries be provided to a Wolfville resident first.

11-03-21 THAT COUNCIL APPROVE THE PROPOSED CHANGES TO THE TOWN OF WOLFVILLE ACADIA SCHOLAR-BURSARY PROGRAM.

CARRIED

7. Correspondence

- Correspondence as noted in the agenda package.

8. Adjournment of Regular Meeting

12-03-21 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING OF TOWN COUNCIL BE ADJOURNED TO AN IN-CAMERA MEETING AT 7:32 P.M.

CARRIED

9. Adjournment of In-Camera and Regular Meeting

13-03-21 IT WAS REGULARLY MOVED AND SECONDED THAT THE IN-CAMERA AND REGULAR MEETING OF TOWN COUNCIL BE ADJOURNED AT 7:47 P.M.



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CARRIED

**Approved by Council Motion 09-04-21, April 20, 2021
As recorded by Amanda Brown, Assistant, Office of the CAO**