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**ATTENDING**

Mayor Jeff Cantwell, Deputy Mayor Wendy Donovan, Councillor Dan Sparkman, Councillor Mercedes Brian, Councillor David Mangle, Councillor Carl Oldham, Chief Administrative Officer Erin Beaudin and Recording Secretary Lorraine Jones

**LATE ARRIVAL**

Councillor Hugh Simpson

**ALSO ATTENDING**

Director of Financial Services Mike MacLean, Director of Public Works Kevin Kerr, Director of Community Development Chrystal Fuller and a number of interested persons

**1. CALL TO ORDER**

The meeting was called to order at 6:31 p.m.

**2. APPROVAL OF THE AGENDA**

**20-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED. CARRIED.**

**3. APPROVAL OF MINUTES**

**a. TOWN COUNCIL MINUTES OF FEBRUARY 17, 2015**

**21-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF FEBRUARY 17, 2015 BE APPROVED AS CIRCULATED. CARRIED.**

**b. SPECIAL TOWN COUNCIL MINUTES OF FEBRUARY 20, 2015**

**22-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE FEBRUARY 20, 2015 SPECIAL TOWN COUNCIL MEETING BE APPROVED AS CIRCULATED. CARRIED.**

**c. SPECIAL TOWN COUNCIL MINUTES MARCH 3, 2015**

**23-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE MARCH 3, 2015 SPECIAL TOWN COUNCIL MEETING BE APPROVED AS CIRCULATED. CARRIED.**

Councillor Hugh Simpson now in attendance.

**4. QUESTION PERIOD**

The Mayor advised that this question period was being provided to deal with five questions which had been previously provided to Council from a group of business owners who are in the gallery.

Questions from business owners/operators included

- why the Wolfville Business Development Corporation (WBDC) did not have more input into cutting funds; why there was no prior communication in regards to Council cutting funds. This was a backwards step.



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It was noted that the questions had been received and explained in a letter to the Corporation on February 20. It is hoped that Council and members of the WBDC will meet sometime in the next couple of weeks.

- whether the WBDC would be contacted prior to funds being allocated
- whether the Town intends to hire someone to replace David Hovell
- to whom concerns should be addressed, to the Town or the WBDC, regarding communications with business community,

Ralph Stewart inquired about the issue of deteriorating stairs on 10 Blomidon Terrace. This question period has been set aside for the business community; the Blomidon Terrace issue is scheduled later on the agenda.

- about the updating of the business directory
- how will the Town be able to deal with issues quickly and has the Town thought this move through
- getting the area rate in place was quite a process and to have Council snatch it back it appalling; no process and no input. Has the WBDC done something wrong to bring this upon them; why was the process so dictatorial, all done in the back room

The Mayor noted it was Council's intention to take questions and provide background and then to have a general membership meeting with Council. The Town will support the magic winery bus and events planning; staff to assist the business membership. Economic development is part of Council's sustainably plan.

A short recess was called at 6:55 p.m.

The meeting reconvened at 7:01 p.m.

## **5. MAYOR'S REPORT FOR APRIL COMMITTEE OF THE WHOLE MEETING**

The Mayor and Director of Community Development will prepare a report in regards to the conference they had attended in France for the April 7 Committee of the Whole meeting.

The Deputy Mayor reported on events she had attended in the Mayor's absence

- was emcee at the figure skating year end event
- met with Danielle Campaign to discuss early question period
- met with Laurie St. Amour re space for the Wolfville Children's Centre ; sent email to Council
- worked with Director MacLean on the private security arrangements for pre St. Patrick's Day, St. Patrick's Day and the Cheaton Cup

The Mayor thanked the Public Works staff for keeping up with snow removal; they are doing a marvelous job.

## **6. MOTIONS/RECOMMENDATIONS FROM COMMITTEE OF THE WHOLE, MARCH 3, 2015**

It was agreed to deal with the budget approval separately.



**a.RFD 020-2015, SPRING DEBENTURE ISSUE**

**24-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE THE ATTACHED RESOLUTION TO RFD 021-2015 FOR PRE-APPROVAL OF PARTICIPATION IN THE SPRING DEBENTURE ISSUE, WITH THE FOLLOWING PARAMETERS:**

Street infrastructure, including sidewalks and underground storm water systems	\$ 720,000	15 years
Sanitary sewer	140,000	15 years
LED street lights	<u>340,000</u>	10 year
TOTAL BORROWING	<u>\$1,200,000</u>	

Maximum interest rate set at 5.5%.

**CARRIED.**

**b. RFD 021-2105, L'ARCHE REQUEST FOR FUNDING**

**25-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL DEFER THE DECISION TO PROVIDE A CASH GRANT TO L'ARCHE UNTIL SUCH TIME AS STAFF BRING BACK REVISED POLICY RECOMMENDATIONS FOR THE COMMUNITY PARTNERSHIP PROGRAM POLICY AND PROPERTY TAX EXEMPTION POLICY. CARRIED.**

**c. VALLEY REGIONAL SOLID WASTE RESOURCE MANAGEMENT AUTHORITY BUDGET APPROVAL**

**26-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE THE VALLEY REGIONAL SOLID WASTE RESOURCE MANAGEMENT AUTHORITY 2015-16 OPERATING AND CAPITAL BUDGETS DATED JANUARY 21, 2015 AS PRESENTED AND EXPLAINED.**

Concern was expressed whether spending money on a non core program, such as a wind generator, was a wise use of money. NS Power's payment for power is too high now; it is not sustainable. It was noted that the Authority had been asked by the CAO Committee to look into generating cash; the CAO Committee and Board members all supported the initiative. It was also noted that the numbers tie into the Comfit Program and the payback is within two years. It was reported that this program is not open to the private sector.

**ON QUESTION, THE MOTION CARRIED.**

**d. RFD 014-2015, BUDGET APPROVAL**

The Director of Financial Services provided a brief overview of the budget process and highlights.

- There were no changes to the March 3 presentation so it was just brought forward
- First draft had a budget shortfall of approximately \$50,000
- The MPS review is to be carried out over the next couple of years
- Do not currently have a compliance officer or bylaw enforcement officers
- No capital work on Main Street this year
- Work will be carried out on Oak Avenue, Kencrest Avenue, Cherry Lane and Prospect Street
- Work on Clock Park, rail trail West, cemetery wall and grave stones
- Impact on taxpayer – cap set at 2.1%; residential increase less than 2% and commercial increase by about 2%
- Increasing dollar amount to street maintenance; added Public Works personnel and line painting



- Budget has the same tax rates as last year
- Area rate for Business properties in downtown core decreased from 41 cents to 31 cents
- Area rate for Business properties outside the core decreased from 19 cents to 14 cents
- Funding under economic development for wine bus if required as well as \$20,000 for the Community Partnership Program. If the money is not spent in those areas, it would be set aside for use on business development initiatives.

**27-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE THE 2015/16 TOWN 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 \$9,547,600;
  - Residential Tax Rate of \$1.43 per hundred dollars of assessment applied to taxable residential and resource assessments;
  - Commercial Tax Rate of \$3.55 per hundred dollars of assessment applied to taxable commercial assessments;
  - Taxes to be billed by way of Interim Tax Bill (issued in April, due June 1, 2015) and Final Tax Bill (issued in August, due the September 30, 2015);
  - Interest on overdue amounts to be charged at a rate of 1.25% per month;
- Town Capital Budget with Year 1 totaling \$3,711,200, including capital reserve funding of \$1,256,150, gas tax reserve funding of \$454,000, long term debt funding of \$1,879,250, energy grant of \$7,400, and \$114,400 other capital contributions.
- Water Utility operating revenues of \$1,064,900, non-operating revenues of \$465,000, operating expenditures of \$822,100, and non-operating expenditures of \$703,400.
- Business Development Area rates (pursuant to Section 56 of the Municipal Government Act)
  - Downtown Business Area Rate of 31.0 cents per hundred dollars of commercial assessment within the Downtown Business Area
  - Outside Downtown Area Rate of 14.5 cents per hundred dollars of commercial assessment outside the Downtown Business Area
- Sewer fees
  - Sewer usage rate of \$2.51 per 1,000 gallons of water used by customer;
  - Flat Rate fee of \$48.75 per quarter;
  - Minimum quarterly charge for any metered customer \$12.00;
  - Sewer connection fee of \$3,500.
- Low Income Property Tax Exemption
  - Income threshold to qualify a maximum of \$25,700;
  - Maximum exemption of \$500.



- Grants to Organizations under General Government (not part of Community Partnership Policy)
  - Acadia Scholar Bursary \$10,000
  - VON \$5,000

Discussion on the budget took place.

- Brand signs for both ends of Town re wine industry
- Expected date for completion of pavement management report (next year)
- Recreation Master Plan
  - Wolfville Children's Centre has asked for Council's support/school has provided space previously but may not in the future
  - Town does not know the facilities needs for the community
- Recreation Master Plan is not included in the Municipal Planning Strategy
- Suggested that there were people in Town who could figure out what facilities we have and what we need; don't need a Recreation Master Plan to do that
- The Recreation Master Plan was already discussed at the previous meeting; Council has made its decision
- Perhaps a task group could be put together to do some of the work; there are great resources at Acadia University
- In favour of approving budget and as soon as possible striking a group to proceed with the Recreation Master Plan

**ON QUESTION, THE MOTION CARRIED.**

**28-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL STRIKE A TASK GROUP TO INCLUDE TWO MEMBERS OF COUNCIL AND TWO MEMBERS OF THE COMMUNITY WITH ASSISTANCE AS NEEDED BY ACADIA UNIVERSITY AND EXCELLENT STAFF TO LOOK INTO WHAT WE HAVE IN THE WAY OF FACILITIES AND WHAT ARE THE TOWN'S NEEDS AND WHAT ARE THE SHORT COMINGS,**

**AMENDMENT TO THE MOTION**

**29-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT THE MOTION BE DELAYED UNTIL THE NEXT MEETING OF COUNCIL.**

It was declared that the original motion would stand. After further discussion both the motion and amendment were withdrawn.

**30-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL ADOPT A MOTION TO GIVE STAFF DIRECTION TO BRING BACK A REPORT TO THE APRIL 7 COMMITTEE OF THE WHOLE MEETING FOR FOLLOW UP AS QUICKLY AS POSSIBLE WITH THE WAY FORWARD. CARRIED.**

The Chief Administrative Officer suggested that an Open House meeting be held on April 8 re discussions with the business community. This would be an evening meeting.



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## **7. NEW BUSINESS**

### **a. INFORMATION REPORT, BLOMIDON TERRACE**

Councillor Sparkman declared a conflict of interest and left the table at 8:06 p.m.

The Director of Public Works presented the report noting that the stairs had been constructed as part of the development of the property; the stairs are on private property. Council needs to decide what the best long term solution would be.

During discussion

- Need to be mindful of liability issues
- If the Town carries out the repairs, does it do so for every development
- The Town cannot do one offs without knowing what else is out there
- Something can be planned to make it safe, maybe an indented walkway with a hand rail. This needs to be studied and then do what makes sense; maybe in the meantime the Condominium Association could be something

**31-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL REFER THIS ISSUE BACK TO STAFF TO PREPARE A REPORT OVER THE NEXT COUPLE MONTHS TO INCLUDE LIABILITY ISSUES, MOST COST EFFECT METHOD OF SOLUTION AND LEGAL ASPECTS AS WELL AS FUTURE MAINTENANCE. CARRIED.**

Councillor Sparkman returned to the table at 8:22 p.m.

### **b. RFD 022-2015, APPOINTMENT OF BUILDING OFFICIAL**

The Chief Administrative Officer reported that Glen LeLacheur would be working on larger facilities and on the 336 Main Street development.

**32-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPOINT MR. GLEN LELACHEUR AS THE TOWN'S "BUILDING OFFICIAL" PURSUANT TO SECTION 5(2) OF THE BUILDING CODE ACT, CHAPTER 46 OF THE REVISED STATUTES, 1989. CARRIED.**

### **c. RFD 023-2015, REVISED YEAR END FORECAST**

The Director of Financial Services presented this request and noted that a revision to the transfer from Operating Reserve Funds from the budgeted amount of \$99,700 to \$190,000 was required.

**33-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE A REVISION TO THE TRANSFER FROM OPERATING RESERVE FUNDS FROM THE BUDGETED \$99,000 TO \$190,000. CARRIED.**

## **8. NOTICE OF MOTIONS**

There were no notices.

## **9. CORRESPONDENCE**

### **a. RALPH STEWART, BLOMIDON TERRACE STAIRS, FEBRUARY 22, 2015**

**34-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT THE LETTER BE RECEIVED. CARRIED.**



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**10. QUESTION PERIOD**

It was noted that there was a new loading zone on Linden Avenue that is not being plowed properly; it is interfering with the foundation of Herbin's building.

It was also noted that when the sidewalk is plowed by private contractors there is a bump of snow left; what can be done about this; could it be covered off in the Property Standards Bylaw.

A comment was made that the search mechanism on the Town's website is very poor to non-existent; news items are not included.

It was noted that affordable housing needs to be included in the revised Municipal Planning Strategy.

Councillor Simpson and Mayor Cantwell recognized and thanked Lorraine Jones who has given so much to this Town over the past nearly 47 years.

**11. ADJOURNMENT TO IN CAMERA MEETING**

**35-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING BE ADJOURNED TO AN IN CAMERA MEETING AT 8:42 P.M. CARRIED.**

**12. IN CAMERA MEETING ADJOURNED**

**36-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT THE IN CAMERA MEETING BE ADJOURNED AT 9; 08 P.M. CARRIED.**

**13. REGULAR MEETING RECONVENED**

There were no motions coming forward from the in camera meeting.

**14. REGULAR MEETING ADJOURNED**

**37-03-15: IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING BE ADJOURNED AT 9:09 P.M. CARRIED.**

**APPROVED BY COUNCIL MOTION 08-04-15**