
ATTENDING

- Mayor Wendy Donovan
- Deputy Mayor Isabel Madeira-Voss
- Councillor Jodi MacKay
- Councillor Wendy Elliott
- Councillor Jennifer Ingham
- Councillor Mike Butler
- Councillor Ian Palmetier
- CAO Erin Beaudin
- Recording Secretary Laura Morrison

ALSO ATTENDING

- Director of Financial Services, Mike MacLean
- Director of Planning & Economic Development, Devin Lake
- Director of Public Works, Alex de Sousa
- Communications & Special Projects Coordinator Barb Shaw
- Interested members of the public

CALL TO ORDER

Chair, Mayor Donovan called the Town Council Meeting to order at 6:30pm

Agenda Item	Discussion and Decisions
1. Approval of Agenda	<p>11-09-23 IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS AMENDED.</p> <p>CARRIED</p>
2. Approval of Minutes	<p>12-09-23 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE TOWN COUNCIL MEETING OF JULY 18, 2023, BE APPROVED AS CIRCULATED.</p> <p>CARRIED</p> <p>13-09-23 IT WAS REGULARLY MOVED AND SECONDED THAT THE IN-CAMERA MINUTES OF THE TOWN COUNCIL MEETING OF JULY 18, 2023, BE APPROVED AS CIRCULATED.</p> <p>CARRIED</p>
3. Comments from the Mayor	<ul style="list-style-type: none">• Deep Roots event was a success.• Congratulations to Kevin West, Kings volunteer of the year.

Agenda Item

Discussion and Decisions

- Plaque unveiling of Donnie Lightfoot, known as the Barber of Mud Creek - Razor's Edge.
 - Town Hall's water damage after Tropical Storm Lee is the reason for the virtual meeting.
- 4. Public input / Question Period**
- Joe Raffi: would like landlords removed from the Nuisance Party Bylaw. The buck should stop with the students. All landlords should not be punished because of some rogue ones. Some landlords care for renters and run good properties.
 - Jennie Herbin: lives in downtown Wolfville, lot of student neighbours, know some of the landlords very well, they have introduced themselves and shared phone numbers. Spoken to the students in a couple of houses comfortable telling them to quiet down if too loud and they do. Other student houses where landlords are not present, will not approach and have had to call the police. Numerous fines over the past couple of years given to the landlords and students. Don't believe there are enough mechanisms to deal with the problem. The list in the bylaw is helpful for landlords. For the absentee landlords who don't care the Town should increase the fines.
 - George Lohnes: Section 4 of the MOU with Acadia shares joint responsibility of a high standard of community for all residents. If remove the sections from bylaw re the landlords, would like to know what are the landlords prepared to do voluntarily including those that live outside the town. Joint responsibility with the Town, Acadia, Student Union, RCMP and landlords. Mr. Raffi raised good points. Encourage all landlords to have solid inspection process with regard to Municipal Planning Strategy and Dangerous & Unsightly legislation.
 - Daniel Grigsby: husband of previous speaker Jennie Herbin. Doesn't feel there are enough resources to communicate with absentee landlords. Is Town in a position to do that through fines? Power imbalance between large group of landlords who control a huge amount of real estate compared to other Towns and the effect that



Agenda Item Discussion and Decisions

has on community culture within the Town. They are not here to participate in community but hyper-financialize property.

5. Motions/Recommendations from Committee of the Whole, September 12, 2023

- a. **RFD 041-2023:** **14-09-23 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL SUPPORTS THE DEVELOPMENT AND LAUNCH OF THE IN WOLFVILLE PROGRAM AS THE FIRST STEPS OF OUR TOWN'S EQUITY, DIVERSITY, AND INCLUSION APPROACH**

CARRIED

- b. **RFD 044-2023:** **15-09-23 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVES THE FOLLOWING LINES OF CREDIT WITH THE BANK OF MONTREAL, EFFECTIVE OCTOBER 1, 2023 TO SEPTEMBER 30, 2024:**

TOWN OPERATING FUND, BANK ACCOUNT	\$700,000 MAXIMUM CREDIT
WATER UTILITY OPERATING FUND, BANK ACCOUNT	\$285,000 MAXIMUM CREDIT
CORPORATE CREDIT CARDS (ALL CARDS COMBINED)	\$ 50,000 MAXIMUM CREDIT

CARRIED

- c. **RFD 045-2023:** **16-09-23 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL GUARANTEES A SHARE OF THE VALLEY WASTE RESOURCE MANAGEMENT AUTHORITY'S TBR CAPITAL FY 2023/24 (IN THE AMOUNT OF \$553,000), WITH WOLFVILLE'S SHARE BEING 9.85% OR \$54,471 AS PER ATTACHED PARTNER GUARANTEE RESOLUTION FORM.**

Valley Waste Resource Management – Debt Guarantees for 2023/24 Capital Program

CARRIED

- d. **RFD 043-2023:** **17-09-23 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVES THE APPOINTMENT OF SARAH BURTON AS A MEMBER AT LARGE ON THE WBDC TO SERVE FROM OCTOBER 2023 UNTIL DECEMBER 2026.**

WBDC Citizen Member Appointment

CARRIED

6. NEW BUSINESS

Agenda Item	Discussion and Decisions
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a. RFD 034-2023: Nuisance Party Bylaw	
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- Community engagement on Wolfville Blooms and two 'in person' sessions about the proposed amendments of the NPB.
- Staff role is to collect feedback to present to Council to assist in decision making process.
- What We Heard Report highlights include: tenants and neighbours have a strong belief that landlords should be able to control parties at their properties. Nuisance parties are impacting livability. Other comments included they understand it is a university town so there will be noise.
- Landlords who engaged in the process shared what steps they currently take to look after their tenants, as well as the constraints they have within the Tenancy Act. Nobody wants nuisance parties. They are working to communicate the bylaw to tenants, screen tenants. Set expectations but they are limited in what they can do. They are feeling vilified and blamed. They want to work with Town and don't want to be assumed guilty. Landlords want removed from the bylaw.
- Consistently heard RCMP, Acadia and Town need to do more. Individual charges effective. Misuse of drugs and alcohol is a problem.
- Staff recommendation is to remove section 7.4 and 7.5 with a revised report to come back in October for first reading providing opportunity for further engagement. Reasons are due to detailed accounts from the landlords on what they do to prevent nuisance parties, the impacts on properties and landlord/tenant relationships. Detailed accounts of challenges working within the tenancy legislation and of the realities of the eviction process.
- Staff also recommend that RCMP and Dr Schneider be engaged to work on other innovative solutions to address any gaps with sections being removed to help prevent and manage the nuisance parties.
- It is recommended the Nuisance Party Bylaw remain in effect.

The CAO provided direction and information to Council on next steps available to them.

- Advised that after the Agenda package for this meeting was released with the What We Heard report, emails started coming through around concerns related to removing sections 7.4 and 7.5.
- Second reading of the bylaw has been advertised if Council wishes to proceed with no changes from first reading that can be done tonight.

Agenda Item **Discussion and Decisions**

- If Council wish to make any changes either supporting staff recommendation from tonight or anything different from First Reading, then the bylaw would have to come back to First Reading again and the process would start over, unless it was very minor changes or housekeeping.

Questions and discussion from Council included:

- Clarification around 24 hours access for landlords.
- Community Alcohol Strategy – awareness, events and enforcement. Town is doing Compliance and held a Welcome Street Party.
- Festival tickets cheaper for students what was the uptake?
- Dr. Schneider’s work with Community Safety Office Pilot project.
- Legal ramifications of assault on a landlord who is attending a house and trying to shut down a party.
- Discussion on other ramifications if someone is ticketed and continues behaviours.
- Landlords’ expressed willingness to work with Town starting with conversation and to work together with a shared goal of reducing the impact of nuisance parties.
- Would like to have Dr. Schneider’s recommendations and have proactive conversations with landlords.
- More discussion required.

18-09-23 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL DIRECT STAFF TO REMOVE SECTIONS 7.4 AND 7.5 OF THE DRAFT NUISANCE PARTY BYLAW AND COME BACK IN OCTOBER FOR FIRST READING.

DEFEATED

- *Staff were directed to bring this subject back as a discussion item to COW in October.*

**b. RFD 046-2023:
Fleet
Acquisition
Program Budget
Overage**

- Increased budget around \$200k or \$300k in anticipation of cost escalations in vehicle industry which have continued to escalate and are now at \$400k.
- Only one bid received when went to tender.
- Dealers are very busy can’t get equipment and specification may be limiting suppliers.

Agenda Item

Discussion and Decisions

19-09-23 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE AN ADDITIONAL \$107,000 TOWARDS THE PURCHASE OF A NEW 5-TON PLOW TRUCK FOR PUBLIC WORKS, BRINGING THE TOTAL APPROVED EXPENDITURE UP FROM \$300,000 TO \$407,000, WITH FUNDING TO COME FROM UNRESTRICTED CAPITAL RESERVE FUND.

DEFEATED

- *Staff directed to undertake further discussions with Councillor Palmeter and to bring topic back to November COW.*

**c. RFD 040-2023:
Housing
Accelerator
Fund**

- Amended application due September 29th. PAC provided a positive recommendation for Town to submit application to this fund.
- Director of Planning provided overview of the application
- Require an Action Plan to increase housing now and into the future.
- Work will be done as suggested by Action Plan. CMHC are looking for a commitment.
- Public engagement would be a first and essential component.
- Funding applied for expected to be around \$1.7m - had to put a number in the application. Projecting 45 units above our status quo.
- Potential for more units versus what is manageable.
- Discussion on addressing some higher housing challenges concurrently with this application.
- Discussion on R1 zoning.
- Part of the application is a 10-year projection, systematic transformational changes.
- Within policy. An alternative procurement may apply due to timelines.

20-09-23 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL DIRECT STAFF TO SUBMIT AN APPLICATION TO THE HOUSING ACCELERATOR FUND.

CARRIED

**7. Adjournment of
Regular Meeting
to In Camera
Meeting**

21-09-23 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING BE ADJOURNED TO INCAMERA UNDER SECTION 22(2)(c) AT 8:48PM.



Agenda Item	Discussion and Decisions
8. Adjournment of Regular Meeting	22-09-23 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING BE ADJOURNED AT 9:25PM.

Approved by Council Motion 18-10-23, October 2023
As recorded by Laura Morrison, EA/Town Clerk