



ATTENDING

- Mayor Jodi MacKay
- Deputy Mayor Jennifer Ingham
- Councillor Mike Butler
- Councillor Wendy Elliott
- Councillor Ian Palmeter
- Councillor Kelly van Niekerk
- Councillor Howard Williams
- Chief Administrative Officer, Glenn Horne
- Recording Secretary, Laura Morrison

ALSO ATTENDING

- Director, Finance & Corporate Services Beth Hopkins
- Director of Engineering and Public Works, Alex de Sousa
- Director of Planning and Economic Development, Devin Lake
- Manager of Communications & Strategic Initiatives, Barb Shaw
- Manager of Community Development, Nick Zamora
- Community Planner, Lindsay Slade
- Senior Planner, Mark Fredericks
- Interested members of the community

CALL TO ORDER

Chair, Deputy Mayor Ingham, called the meeting to order at 8:30 am.

Agenda Item	Discussion and Decisions
1. Approval of Agenda	<p>01-11-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED.</p> <p style="text-align: right;">CARRIED</p>
2. Approval of Minutes	
a. Approval of Committee of the Whole Minutes, September 10, 2024	<p>02-11-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF SEPTEMBER 10, 2024, BE APPROVED AS CIRCULATED.</p> <p style="text-align: right;">CARRIED</p>
b. Approval of Committee of the Whole In Camera	<p>03-11-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING OF SEPTEMBER 10, 2024, BE APPROVED AS CIRCULATED.</p> <p style="text-align: right;">CARRIED</p>



Agenda Item	Discussion and Decisions
Minutes, September 10, 2024	
3. Presentations	<ul style="list-style-type: none"> • Rielle Hoeg, Atlantic Outreach Biologist, Birds Canada Council directed staff to work with Rielle and locate access point to the chimney at Robie Tufts Park and to determine whether there are nests in the chimney. Furthermore, what repairs are required to the chimney and the cost. Funds are available through Birds Canada to assist with some of those costs.
4. Public Input	<ul style="list-style-type: none"> • Mary Norton, resident of Wolfville, spoke regarding the encampment on Robie Tufts park. Request of Council to consider emergency short term transitional housing in Wolfville, options to erect winterized trailers with security. Request that if land was available to locate such trailers, that an expedited process as well as access to electricity and other resources be considered. Also request council consider a Housing Navigator in Town and for Town to strike an Emergency Shelter and Housing Working Group. • Andrea Lynn, Concern about Intelivote, the electronic voting system that was used in the municipal election. A group made up of individuals in the valley meets to discuss how they believe council broke several laws in January, by writing their own bylaw to override NS statutes and voting for 100% electronic to replace paper ballot. Request Council meet with this group of citizens and hope to have a spot in next council meeting to have a Q & A of about 15 minutes • Franklin Wilmot, 20 Willow Ave. Increasing demands on staff and management time as more and more projects come online as well as the encampment. All needs to be funded. Town should be taking advantage of sources of income or reimbursement of expenses that exist such as charging Developer of 292 Main St for the use of 16 parking spaces while work is ongoing or \$10k that was spent on architectural renderings which council requested as well as asking for money back from Devour.



5. Committee Reports (Internal)	
a. Audit Committee	<ul style="list-style-type: none"> • As submitted.
b. Planning Advisory Committee (PAC)	<ul style="list-style-type: none"> • As submitted.
c. RCMP Advisory Board	<ul style="list-style-type: none"> • As submitted.
d. Source Water Protection Advisory Committee (SWPAC)	<ul style="list-style-type: none"> • As submitted.
6. Committee Reports (External)	
a. Kings Point to Point Committee (KPPT)	<ul style="list-style-type: none"> • As submitted.
b. Wolfville Business Development Corporation (WBDC)	<ul style="list-style-type: none"> • Verbal report - meeting took place just before election. It was an informal meeting. Preparing for Devour and NS Music Week. Committee toured the Devour site.
7. CAO REPORT	<ul style="list-style-type: none"> • Welcome and congratulations to new council. • CAO provided a brief overview of the pre-circulated report. • Staff 49.1% participation rate for municipal election. • Engineering & Public Works, staff continue with maintenance activities, patchwork. Assessing drainage and repairing damage curbs and concrete slaps. • Parks – routine maintenance ongoing. • Wastewater & Storm Collection – relatively large project - collapsed storm drain in Highland Ave. • Complaints on localized flooding over summer, assessed individually as staff have time. • Annual flushing program completed- water utility. Ongoing maintenance, upgrades water treatment plant. • Filling two key vacancies Senior Management of Operations and Project manager in next few weeks.



	<ul style="list-style-type: none"> • Development activity inspections and connection to municipal services, approving key infrastructure upgrades, larger developments and smaller development files continue throughout town. • Planning & Development – Housing Accelerator information updated on website and Wolfville Blooms. • Invasive species removal work ongoing at Reservoir Park. Excellent example of Town staff working alongside volunteers in our community. • Acknowledgement of many events that took place in the Town attracting visitors to the area. • Winter parking ban will be in place as usual • Very successful homecoming weekend, minimal unsanctioned events, all handled well by staff and partners. <p>Discussion/Questions from Council</p> <ul style="list-style-type: none"> • Voter comparison numbers in previous elections. • Devour first payment. • An update on Woolly Adelgid status will be brought back to COW next month. • The status of Town projects will be provided in the Organizational Overview. • Compost site update. Council provided direction to staff to continue to look at options for a compost site or similar service. Follow-up discussions on options will be shared in coming months through operational planning.
<p>8. Staff Reports for Discussion</p>	
<p>a. Organizational Overview</p>	<ul style="list-style-type: none"> • CAO provided an overview of the structure of departments. • Directors of each department provided an overview of the structure, the core functions and responsibilities of their departments, including challenges and transitions that have happened. • Future discussions on Tourism and opportunities available. • Town given almost \$2m to accelerate housing supply. Growth management strategy from a more holistic viewpoint. <p style="text-align: center;"><i>BREAK AT 10AM REGULAR MEETING RESUMED AT 10:34AM</i></p>



	<p>homelessness. The Canadian government introduced Reaching Home: Canada's Homelessness Strategy, which aims to reduce homeless by 50% by 2028.</p> <ul style="list-style-type: none">• Assessing individuals' needs, are done by using Vulnerability Assessment Tool.• Access point in Wolfville is at the Visitor Information Centre in Willow Park on Mondays.• Other Access Points are Open Arms Oasis, 10 Webster Street, Kentville Town Centre, West Hants Family Resource Centre, Portal Youth Outreach Association, and Kids Action Program with the Vally Community Learning Association., 49 Bridge Street #106, Kentville. <p>Discussion/Questions from Council</p> <ul style="list-style-type: none">• Access points are being utilized and outreach staff have connected with individuals in Wolfville and made them aware of services available.• Access points need to be local and known to individuals. Library was considered, but the Visitor Information Centre has showers, is central, known in the area and is available on Mondays.• Trained staff are there to provide service navigation and provision of emergency supplies.• This work is relationship based which takes time to build trust with individuals.• Nick Haddock – Housing and Outreach Manager – Open Arms responded to a question around rent subsidies as part of a Pilot Project which is limited place with a 15-person cap.• Currently 169 people known to be unhoused across the Valley which is an underestimate. This number does not include those who have not reached out for help.• Agency based homelessness count happening this month.• Open arms acquiring existing and building new units to be classified as Affordable Housing Forever.• WAIC (Wolfville and Area Interchurch Council) funding opportunity of \$200k. Open Arms presented to the ad hoc homelessness group in Wolfville and plan to submit a proposal before closing date of November 18th.• Individuals have a right to refuse help offered. Barriers for people seeking support are mental health, the need for more targeted housing for individuals experiencing complex needs, supportive housing and affordability. Deed subsidies can help get someone housed appropriately. Systems level trauma with previous counterproductive experiences. Safe community building relationships takes time.
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	<ul style="list-style-type: none"> Coordinated Access is best way to help individuals experiencing chronic homelessness who may have trauma from systems in the past.
9. Regular Meeting Adjourned to In Camera under sections 22(2) (e) & (h) of the MGA	05-11-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING ADJOURN TO IN-CAMERA AT 11:38AM.
10. Regular Meeting Reconvened at 1:14pm	
11. Public Input	<ul style="list-style-type: none"> Mary Norton (via Andrea Lynn reading a note on her behalf) responded that it was good to hear about work happening in the town around housing support. Pleased working on solutions for unhoused people and not duplicating work or working independently. Andrea Lynn, would like a copy of the election report with declined to vote numbers.
12. Regular Meeting Adjourned	06-11-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING ADJOURN AT 1:19 pm.

Approved by Committee of the Whole Motion 02-12-24 December 2024
 As recorded by Laura Morrison, Town Clerk