



ATTENDING

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

ALSO ATTENDING

- Director of Finance and Corporate Services, Beth Hopkins
- Director of Planning & Economic Development, Devin Lake
- Director of Public Works and engineering, Alex de Sousa
- Manager of Communications & Strategic Initiatives, Barb Shaw
- GIS Coordinator, Trevor Robar
- Interested members of the community

CALL TO ORDER

Chair, Mayor MacKay called the Town Council Meeting to order at 6:30pm.
Deputy Mayor Ingham read the Land Acknowledgement.

Agenda Item	Discussion and Decisions
1. Approval of Agenda	22-12-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED. CARRIED UNANIMOUSLY
2. Declarations of Conflicts of Interest	<ul style="list-style-type: none">• Councillor Palmeter declared a conflict regarding the Devour item.
3. Approval of Minutes	
a. Town Council Meeting, November 26, 2024	23-12-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE TOWN COUNCIL MEETING OF NOVEMBER 26, 2024 BE APPROVED AS CIRCULATED. CARRIED UNANIMOUSLY



Agenda Item	Discussion and Decisions
b. Special Joint Council Meeting, December 4, 2024	<p>24-12-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE SPECIAL JOINT COUNCIL MEETING OF DECEMBER 4, 2024 BE APPROVED AS CIRCULATED.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>
4. Community Events, Occasions & Acknowledgements	<ul style="list-style-type: none"> • Randall House Open House Holiday party • Soups and Sides Holiday edition 140 people in attendance largest to date. • Festivities still to come – Al Whittle movies. • New Year Community Engagement Events coming up.
5. Public input / Question Period	<ul style="list-style-type: none"> • Christina Toplack, Physician who works in the area. Follow up to letter to Council from Wolfville Collaborative Practice about concern about numerous health effects that being unhoused can bring. Offer support and encouragement to continued collaborative ongoing housing reform in Town looking at short-, medium- and long-term solutions. • Barbara Aikman, Liaison between Wolfville Area Inter-church Council and Housing committee. Approved funding request from Open Arms for mobile outreach team. • David Daniels, 3 Toye Lane, Housing Accelerator Fund, concern that a change in government may affect funding, how will Town protect funds already received. Reference in HAF report to five consulting firms that have contracts with reference to standing offers. What are the costs of those firms and is there a risk related to granting standing offers and then not receiving money to pay for them. Not sure of the process. Is it substantiated that removal of barriers if it relates to MPS or LUB will result in increased housing as is claimed. What are those barriers.
6. Motions from Committee of the Whole Meeting of December 3, 2024	
a. RFD 058-2024: Policy Amendment,	<p>25-12-24 IT WAS REGULARLY MOVED AND SECONDED THAT WHEREAS THE MINISTER OF MUNICIPAL AFFAIRS AND HOUSING FOR THE PROVINCE OF NOVA SCOTIA HAS MADE THE CODE OF</p>



Agenda Item	Discussion and Decisions
<p>Policy#110-011, Code of Conduct for Elected Municipal Officials Policy</p> <p>b. RFD 052-2024: Third Production Well Updated Budget</p>	<p>CONDUCT FOR MUNICIPAL ELECTED OFFICIALS REGULATIONS, N.S. REG. 219/2024 (“THE REGULATIONS”); AND,</p> <p>WHEREAS MUNICIPALITIES ARE REQUIRED TO ADOPT THE MODEL CODE OF CONDUCT PRESCRIBED BY THE REGULATIONS ON OR BEFORE DECEMBER 19, 2024, PURSUANT TO SECTION 4(1) OF THE REGULATIONS AND SECTION 23A OF THE MUNICIPAL GOVERNMENT ACT;</p> <p>THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE TOWN OF WOLFVILLE HEREBY ADOPT THE MODEL CODE OF CONDUCT AS SET FORTH IN SCHEDULE “A” TO THE REGULATIONS, BY TOWN POLICY WHICH SHALL BE TITLED “POLICY #110-011, CODE OF CONDUCT FOR ELECTED MUNICIPAL OFFICIALS POLICY”.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p>26-12-24 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE A PROJECT-SPECIFIC INCREASE TO THE CAPITAL BUDGET IN THE 2024-25 FISCAL YEAR TO \$325,100 (FROM \$115,000), AND FOR STAFF TO APPLY FOR APPROVAL OF THE UARB TO ALLOW FOR THE CONTINUED IMPLEMENTATION OF THE THIRD PRODUCTION WELL PROJECT WITHOUT DELAY.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p>27-12-24 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL ENDORSE THE SUBMISSION OF A SCOPE CHANGE REQUEST TO THE APPROVED MUNICIPAL CAPITAL GROWTH PROGRAM (MCGP) THIRD WELL PROJECT TO RE-DEFINE THE PROJECT OUTCOMES TO REFLECT NO MORE THAN THE CURRENT SCOPE OF WORK.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p>28-12-24 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE THE PREPARATION AND SUBMISSION OF AN APPLICATION TO THE GROWTH AND RENEWAL INFRASTRUCTURE DEVELOPMENT (GRID) FUNDING STREAM FOR THE FULL REMAINING SCOPE OF THE THIRD WELL PROJECT.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p>



Agenda Item	Discussion and Decisions
<p>c. RFD 055-2024: Council and Committee Meeting Schedule for 2025</p> <p>d. RFD 057-2024: Devour MOU-Timing Amendment #2 Project Update</p> <p>e. RFD 056-2024: Community Safety Office Pilot Project</p>	<p>29-12-24 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL ADOPT THE 2025 COUNCIL AND COMMITTEES OF COUNCIL MEETING SCHEDULE AS PRESENTED IN RFD 055-2024. CARRIED UNANIMOUSLY</p> <ul style="list-style-type: none"> • Councillor Palmetter left the table and did not vote on the motion <p>30-12-24 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE THE ATTACHED MOU AMENDMENT #2 WITH THE SLOW- MOTION FOOD FILM FEST SOCIETY AND DIRECT THE CAO TO SIGN AND EXECUTE THIS AMENDMENT. CARRIED UNANIMOUSLY</p> <p>31-12-24 IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL DIRECT STAFF TO WORK WITH PARTNERS AND PROJECT CO-FUNDERS AT ACADIA TO WRAP-UP THIS PROJECT WITH THE DRAFT REPORT AS THE FINAL DELIVERABLE. CARRIED UNANIMOUSLY</p>
<p>7. NEW BUSINESS</p>	
<p>a. IR 023-2024 Housing Accelerator Growth Management Framework</p>	<ul style="list-style-type: none"> • Director of Planning and Economic Development presented on the pre-circulated report. • The Town has signed an agreement with the federal government committing to a Housing Action Plan • Simplify processes • Reduce parking requirements • Review of zoning to support more housing • Looking at land owned by town for building houses • Mixed housing model with partners at Acadia • Coordinate parking with Acadia • Growth Management framework – sense of bigger picture and fiscal position • Housing Needs Assessment • Some barriers are zoning, rising costs, labour shortages, material cost.



Agenda Item	Discussion and Decisions
	<ul style="list-style-type: none"> • Low rates of project completion, need to issue more planning approvals. • Minimum 120 permitted units by end of 2026 including 17 affordable units. • In response to a question at public input, not spending a lot of money on consultants, these are for small scopes of work - technical projects. Onboarding consultants' phase is happening now. • 72 units approved. • Staff will work with key stakeholders. • Community Engagement plans. <p><i>Discussion/Questions from Council</i></p> <ul style="list-style-type: none"> • Standing orders are a way to engage with contracted services. Allows Town to procure work on as needed basis rather than a one-off procurement for each piece of work required. It aligns with Procurement Policy. • Biggest commitment is staffing. Money is coming in year over year and put in reserve for market housing. Use of those funds will come back to council. Reason doing it through Standing Offers is to keep cost risk low. • Building activity on Kenny property, but no building permit as yet. • There are around 500 units ongoing among all the projects in Town. Whether building permits will be approved for all is not known yet. • Parking – additional cost to provide parking for units. Assessing what current requirements are and looking at options on how to reduce the need for parking to be included with new housing units. • Will be looking at design standards for new housing including the styles for Acadia's land.
<p>8. Adjournment of Regular Meeting to In Camera Meeting</p>	<p>32-12-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING BE ADJOURNED TO AN IN-CAMERA MEETING UNDER SECTIONS 22 (2)(C), (E) AND (H) OF THE MUNICIPAL GOVERNMENT ACT, PERSONNEL, CONTRACT NEGOTIATIONS AND PUBLIC SECURITY AT 7:19PM</p>
<p>9. Adjournment of In Camera Meeting to Regular Meeting</p>	<p>REGULAR MEETING RESUMED AT 9:07PM</p>



Agenda Item	Discussion and Decisions
10. Motion from In Camera	
<p>a. RFD 057-2024: Citizen Appointments to Committees</p>	<p>34-12-24 THAT COUNCIL MAKE THE FOLLOWING CITIZEN MEMBER APPOINTMENTS TO THE COMMITTEES OF COUNCIL FOR THE TERMS INDICATED BELOW, EFFECTIVE JANUARY 1, 2025. THE TERMS WILL EXPIRE AT THE END OF DECEMBER OF THE APPLICABLE YEAR.</p> <p>Accessibility Advisory Committee</p> <ul style="list-style-type: none"> • Cairo Hamilton - 1st yr of 2-year term • Meghan Swanburg - 1st yr of 2-year term • Birgit Elssner - 1st yr of 3-year term <p>Audit Committee</p> <ul style="list-style-type: none"> • Corey Cadeau – 1st yr of a 2-year term <p>Equity & Anti-Racism Committee</p> <ul style="list-style-type: none"> • Ashley Kilabuk-Hatt - 1st yr of 2-year term • Sheedvash (Roody) Shahnia - 1st yr of 2-year term • Duncan Ebata - 1st yr of 2-year term • Reverend Dr. Marjorie Lewis - 1st yr of 3-year term • Laura Strong – 1st yr of 3-year term <p>Planning Advisory Committee</p> <ul style="list-style-type: none"> • Michael Martin (returning member) – 1st yr of 2-year term (2nd term) • Alan Howell - 1st yr of 2-year term • Caroline Whitby - 1st year of a 2-year term <p>Source Water Advisory Committee</p> <ul style="list-style-type: none"> • Jeremy Strong - 1st yr of a 3-year term <p>Town and Gown Committee A recommendation will be made to the Town and Gown Committee of Stephen Wolfe for a 2 year term</p> <p>AVRL Board</p> <ul style="list-style-type: none"> • Janet Ness <p style="text-align: right;">CARRIED UNANIMOUSLY</p>



Agenda Item	Discussion and Decisions
11. Adjournment of Regular Meeting	35-12-24 IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING ADJOURN AT 9:09PM

Approved by Council Motion 14-01-25, January 2025

As recorded by Laura Morrison, Town Clerk & Manager of Administration