

TOWN OF LUNENBURG
COUNCIL MEETING MINUTES

August 13, 2024 | 6 pm

Lunenburg Town Hall – Council Chamber and virtually through Zoom



- Present Mayor Jamie Myra, Deputy Mayor Stephen Ernst, Councillors Jenni Birtles, Peter Mosher, Ed Halverson and Melissa Duggan

- Also present Tyson Joyce, Director of Public Works
Hilary Grant, Interim CAO
Marc Kiely, Interim Director of Community Development
Laura LeGresley, Community Development Staff
Maya Mills, Community Development Staff
Kayla Byrne, Municipal Clerk

- Call to Order The meeting was called to order at 6:01 p.m.

- Land acknowledgment It was acknowledged that Lunenburg is located in the unceded territory of the Mi'kmaq people.

- Approval of Agenda Moved by Councillor Duggan, seconded by Councillor Mosher, that Council approve the agenda for the August 13 meeting, 2024 meeting with the following deletion:
 - Agenda item 13.1 Renaming of Cornwallis Street Discussion

Motion carried unanimously

- Approval of Minutes Moved by Councillor Birtles, seconded by Deputy Mayor Ernst, that Council approve the July 16, 2024 meeting minutes as presented.

Motion carried unanimously

- 2024/24 Electric Utility Operating and Capital Budgets presentations Staff presented the proposed operating and capital budget for the electric utility, highlighting key aspects such as the utility's borrowing limitations, the current contract with Nova Scotia Power, and the shared salary allocations across departments. Staff recommended a \$1.9 million investment in infrastructure upgrades to address system overloads and support future growth. The budget projects a deficit, which will be offset by retained earnings, but a potential rate increase may be necessary, likely not taking effect until 2025.

Public Input	<p>Alison Strachan expressed her appreciation for the completed work on Tannery Road. She commented on the Civic Square Design Project, suggesting that it should be addressed by incoming Council. Additionally, she inquired about any updates or news regarding the bandstand in Civic Square.</p> <p>Paula Rennie asked Council about the hiring of a new heritage officer, specifically inquiring whether the position requires familiarity with UNESCO World Heritage Site Operational Guidelines and responsibility for maintaining or developing the World Heritage Site Management Plan.</p>
Public Input for Electric Utility Budgets	<p>Jesse Ward addressed Council regarding concerns about the electric utility's capital and operating budgets. He emphasized the need for more detailed information on the utility's current capacity and future needs, particularly in light of previous studies and recommendations about its long-term viability and asked several questions regarding the current capacity and future needs of the electric utility.</p> <p>Andrew Himmelman expressed concerns about the town's electric utility. He questioned whether the town is considering selling the utility to Nova Scotia Power and inquired about the potential financial impact of such a decision on the town's budget.</p>
Correspondence	<p>Council received the following correspondence:</p> <ul style="list-style-type: none"> • An update from the South Shore Hospice Palliative Care Society. • A thank-you letter from the Brighter Days Capital Campaign via the Health Services Foundation. • A letter regarding the coordination of the Emergency Alert System from the Minister of Municipal Affairs and Housing. • Information about the Canada Community-Building Fund (CCBF) from the Minister of Municipal Affairs and Housing. • A request to waive rental fees for the Lunenburg Community Centre from the Bridgewater Sports and Cultural Association. • An invitation to the official opening of the gardens at Fishermen's Memorial Hospital from the Lunenburg Hospital Auxiliary & Lunenburg Garden Club.
Noise By-law Exemption Request	<p>Moved by Deputy Mayor Ernst, seconded by Councillor Mosher, that Council approve a Noise By-law exemption for August 15th, 2024, starting at 11:00 p.m. until 12:00 a.m. on August 16th, 2024, to</p>

accommodate filming by GEP Liars Inc., located at 94 Pelham Street, Lunenburg.

Motion carried unanimously

Moved by Councillor Duggan, seconded by Councillor Mosher, that Council approve a Noise By-law exemption for August 16th, 2024, starting at 11:00 p.m. until 3:00 a.m. on August 17th, 2024, to accommodate filming by GEP Liars Inc., located at the Bluenose Wharf.

Motion carried unanimously

Noise By-law
Exemption
Request

Moved by Councillor Halverson, seconded by Deputy Mayor Ernst, that Council approve a Noise By-law exemption for August 15th, 2024, starting at 11:00 p.m. until 05:00 a.m. on August 16th, 2024, to accommodate filming by 'Ghosting Season 2', located indoors at the Lunenburg Academy.

Motion carried unanimously

Moved by Councillor Birtles, seconded by Deputy Mayor Ernst, that Council approve a Noise By-law exemption for August 16th, 2024, starting at 11:00 p.m. until 12:00 a.m. on August 17th, 2024, to accommodate filming by 'Ghosting Season 2', at the exterior grounds of the Lunenburg Academy.

Motion carried unanimously

Councillors asked about posting noise by-law exemption notices on the Town's social media pages. They also suggested that for future requests, staff should ask for details about the type of noise that will be made under the exemption.

Public Statements
Policy

Moved by Deputy Mayor Ernst, seconded by Councillor Birtles, that Council approve the new Public Statements Policy as presented, repealing and replacing Policy #80, the Commemorative Flags and Proclamations Policy.

Motion carried unanimously

Electric Utility
Operating and
Capital Budgets

Following the presentation on the Electric Utility Operating and Capital Budgets, Council referred the budgets to a future Committee of the Whole meeting for further discussion.

Councillors asked if a representative from the consulting firm that prepared the Electric Utility Financial Evaluation and Sustainability Assessment of Future Options could attend the upcoming Committee of

the Whole meeting to answer Council's questions.

Montague Street
Retaining Wall

Moved by Councillor Mosher, seconded by Deputy Mayor Ernst, that Council increase the budget for the Montague Street Retaining Wall Repairs project to \$220,000, funded by \$100,000 from long-term borrowing and \$120,000 from the Surplus Asset Retirement Reserve.

Motion carried unanimously

Moved by Councillor Halverson, seconded by Councillor Mosher, that Council award the Montague Street Retaining Wall Tender to J. Mason Contracting Limited for the amount of \$152,961 + HST.

Motion carried unanimously

Civic Square
Compatibility &
Accessibility
Project

Staff brought forward a request for direction, asking Council to decide whether to proceed with the next phase of the Civic Square Compatibility and Accessibility Project. This phase involved preparing detailed tender documents to clarify construction expenses and help staff pursue funding opportunities. However, staff recommended halting the project due to several concerns, such as the lack of current funding programs that align with the project's scope, upcoming capital assessments that may shift Council's investment priorities, and Vigilant Atlantic's inability to complete the project within the budget.

Following staff's report, Council made the following motion:

Moved by Councillor Halverson, seconded by Councillor Mosher, that Council not proceed with the Civic Square Compatibility & Accessibility Project at this time.

Motion carried unanimously

Sustainable
Cultural Tourism
Plan and Cultural
Tourism Economic
Impact Study

Moved by Deputy Mayor Ernst, seconded by Councillor Halverson, that Council award 21 FSP Advisory Inc. \$59 918.63 +HST to fulfill the Sustainable Cultural Tourism Plan RFP (TOL 2024013).

Motion carried unanimously

Moved by Councillor Halverson, seconded by Councillor Birtles, that Council award ASBB Economics and Research Ltd. \$59 650.00 +HST to fulfill the Cultural Tourism Economic Impact Study (TOL 2024014); and that this contract include an assessment of the economic impact of the Old Town Lunenburg World Heritage Site listing.

Motion carried unanimously

Heritage Officer Appointment Moved by Councillor Mosher, seconded by Councillor Halverson, that Council appoint Laura LeGresley as a Heritage Officer for the Town of Lunenburg per Section 19 of the Heritage Property Act.
Motion carried unanimously

Notices of Motion and Councillor Reports Moved by Councillor Birtles, seconded by Councillor Halverson, that Council direct staff to prepare a report with recommendations for revising the Land-Use By-law's Main Street Form Zone requirements, with the aim of encouraging more varied development within this zone.
Motion carried unanimously

Motion Action List Council received the motion action list for information.

In Camera Moved by Councillor Mosher, seconded by Deputy Mayor, that Council move in camera at 7:32 p.m. to discuss agenda item 15.1 Acquisition, sale, lease and security of municipal property per the Municipal Government Act.
Motion carried unanimously

Before the Council entered closed session, a brief recess was called.

Revert to public meeting Council reverted to open meeting at 8:39 p.m. and made the following motion in public session:

Moved by Councillor Halverson, seconded by Deputy Mayor Ernst, that Council amend the motion made at the July 16, 2024, Council meeting to award the Lunenburg Academy Roof Upgrades Request for Proposal (RFP) to Fishburn Sheridan Atlantic Inc. for the total amount of \$109,238 plus HST, pending receipt of \$54,619 plus HST from the Lunenburg Academy Foundation, to now state: "That Council award the Lunenburg Academy Roof Upgrades Request for Proposal (RFP) to Fishburn Sheridan Atlantic Inc. for the total amount of \$109,238 plus HST, pending receipt of \$58,131 from the Lunenburg Academy Foundation."
Motion carried unanimously

Adjournment There being no further business, the August 13, 2024 Council meeting adjourned at 8:39 p.m.

The minutes were read and approved.