

WEST HANTS REGIONAL MUNICIPALITY
Special Council Meeting Agenda **AMENDED**
September 11, 2023 - 6:00 p.m.

Sanford Council Chambers, 76 Morison Dr, Windsor, NS

Virtual via Zoom (also FB Livestream)

Agenda is subject to change due to additions that may not be able to be reflected until after the meeting.



West Hants
something inspiring awaits

1. Call to Order
2. Attendance
3. Announcements
4. Approval of the Agenda, including additions or deletions
 - a) Dashboard Action Items – Information Log
 - b) Dashboard Action Items – Dangerous or Unsightly Premises
5. Declaration(s) of Conflict of Interest
6. Presentations
 - a) Purple Cow Internet Service Provider
7. Approval of Previous Meeting Minutes
 - a) 2023-06-27 Council Meeting Minutes
 - b) 2023-06-27 Public Hearing Minutes, Cole Drive Development Agreement
 - c) 2023-06-27 Public Hearing Minutes, Benjamins Mill Wind Project Development Agreement
8. Unfinished Business/Postponed Motions
 - a) Falmouth Family Park Report – Director Kehoe
 - b) POSSE Request for Funding Information Report – Clerk Snair
9. Mayor’s Report
10. Committee(s) of Council Excerpts/Recommendations
 - a) Committee of the Whole Excerpts (July 11, 2023)
 - i. Chamber Improvements
 - ii. Parkland Divestment Rezoning Request
 - iii. Security Camera Systems
11. Councillor Municipal Business/Activity Reports
 - ~~a) Councillor Ivey, District 11 Activity Report – Item was withdrawn from the agenda. No report provided.~~
12. Correspondence

a) Information

1. Avon Causeway Activity Log

- i. Beth McBrine Re The Lake Newspaper Article
- ii. Judi Wilson Re Emergency Order Lake Pisiquid
- iii. Dr. AK. Kirumira Re Reply from Fisheries and Oceans Canada (WHRM copied)
- iv. Dawn Allen Re Lake Pisiquid, Climate Change and West Hants NS (WHRM copied)

2. Correspondence Received Activity Log

- i. 2023-07-12 Carrilee Eddy Re Declining to meet with Nikki-Marie Lloyd (WHRM copied)
- ii. 2023-07-19 East Hants Letter Re Bill 236 - Railways Act - Windsor Hantsport Rail (WHRM copied)
- iii. 2023-07-20 Matt Dunfield Question Re Falmouth Family Park
- iv. 2023-07-23 Laura de Boer Re St. Croix Dam Evacuation - Flood Mapping Request
- v. 2023-07-24 Benjamin Dykeman Re Municipal Funding to Community Crisis Response
- vi. 2023-07-24 Louis Coutinho Re EMO and Torrential Rain & Flooding
- vii. 2023-07-24 and 2023-07-25 Peter Moore Re: Pump Location (4 emails)

3. Fort Edward Activity Log - None

b) Requests

i. Falmouth Family Dog Park Letters of Support

1. Cecile Rolfe
2. Shiloh Pemberton
3. Linda Card
4. Hilary Bennett- Parker
5. Heather Pick
6. Frances Oliver
7. Jeff & Donna Dunfield
8. Amanda Cleveland
9. Andrea Armstrong
10. Anne Porter
11. Melissa Weir
12. Laura Kent
13. Kent Campbell
14. Wayne Hines
15. Barbara Tait

ii. POSSE Letters of Support

1. Carrilee Eddy
2. Ben Underwood
3. Claire Gillis
4. Cameron Hartley (School House Brewery)
5. Lisa Redden (Schools Plus)

6. Tony and Ashley Wood
7. Brianna MacCara (Mermaid Theatre)
8. Kayla Todd (WHHC)
9. Community Inclusion Society
10. R&D Dunham Holdings LTD
11. Mermaid Theatre
12. MLA Melissa Sheehy-Richard
13. Pierre Tabbiner
14. Destyne Byrne
15. Em Carter
16. Jamel Marble-Stock
17. Emilie Smith

c) Outgoing Correspondence Log

- i. 2023-07-20 WHRM Letter Re Permanent Freshwater Resource for Agricultural Communities
- ii. 2023-07-20 WHRM Letter of Support for the Residents of Avon Street, Hantsport Re Erosion (Sent 2023-07-21)

13. New Business

- a) Dangerous or Unsightly Premise Information Report – CAO Phillips
- b) Little River Trail Bridge Recommendation Report – Director Kehoe
- c) **Additional Communications Budget - Mayor Zebian**

14. In-Camera

15. Next Meeting Date / Adjournment – September 12, 2023 Committee of the Whole Meeting at 6 p.m.

WEST HANTS REGIONAL MUNICIPALITY

Special Council Meeting Minutes

September 11, 2023 - 6:00 p.m.

Sanford Council Chambers, 76 Morison Dr, Windsor, NS

And virtually via Zoom (also Facebook Livestreamed)



West Hants
something inspiring awaits

1. Call to Order - Mayor Zebian called the meeting to order at 6:00 p.m.

2. Attendance

Council:

Abraham Zebian, Mayor

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Mark McLean, Councillor, District 3

Jeff Hartt, Councillor, District 4

Debbie Francis, Councillor, District 5

Paul Morton, Deputy Mayor, District 8

Bob Morton, Councillor, District 6

Ed Sherman, Councillor, District 7

John Smith, Councillor, District 9

Laurie Murley, Councillor, District 10

Jim Ivey, Councillor, District 11

Staff:

Mark Phillips, Chief Administrative Officer

Diana Gibson, Manager of Financial Services

Deanna Snair, Municipal Clerk

Sara Poirier, Dir. Planning & Development

Regrets:

Todd Richard, Dir. Public Works

Shelleena Thornton, Mun. Admin Supervisor

Presenters/Public

6 residents in the Gallery including Bradley from Purple Cow

3. Announcements (6:01 p.m.)

Mayor Zebian acknowledged that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People and that this land is governed by the treaties of Peace and Friendship signed in 1726. West Hants Regional Municipality also recognizes that we are all treaty people and have responsibilities to this land and each other. West Hants Regional Municipality also recognizes that we are all treaty people and have responsibilities to this land and each other. West Hants Regional Municipality also recognizes African Nova Scotians are a distinct people whose history, legacies, and contributions have enriched that part of Mi'kma'ki known as Nova Scotia for over 400 years.

The Hants County Exhibition celebrates their 258th season this coming weekend. All were encouraged to attend over the next two weekends.

4. Approval of the Agenda, including additions or deletions (6:01 p.m.)

Voting occurred by a show of hands.

Added items to the agenda:

- Item 13(c) Additional Communications budget funding request.

Dashboard Questions:

- Confirmation was received from the Canada Community Building Fund (CCBF) regarding Pisiquid Canoe Club's eligibility for the grant/funding. An email was sent to the person requesting the information and the response was also shared with Council. The communication will be added to outbound correspondence for the record.
- Staff are to follow up on and get clarification on the Dangerous or Unsightly log, specifically the former Textile Mill property and Bowman Road. An update will be provided at the next meeting.
- It was confirmed correspondence regarding Cogmagun and Beaver Pond Roads was sent, no response has been received.

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR M. MCLEAN
THAT THE 2023-09-11 SPECIAL COUNCIL AGENDA BE APPROVED AS
AMENDED. MOTION CARRIED**

5. Declaration of Conflict of Interest (6:08 pm) - None

6. Presentations (6:08 p.m.)

a) Purple Cow Internet Service Provider

Purple Cow was the fastest growing internet service provider in Nova Scotia, Newfoundland and Prince Edward Island. It was created to lower internet costs for individuals. All staff work remotely resulting in no expensive overhead costs. Purple Cow is the highest rated internet service provider across Canada. The proposal was to partner with the municipality (Purple Cow would build the fiber network, operate, manage, help fund and market the project to ensure a 30% rate), the municipality has the property. The presentation highlighted the benefits of the partnership, outlining using the existing Valley Fibre network in place and a phased in approach. The financial investment for Windsor was 80% of the project cost and Purple Cow would invest the remaining 20%. Nothing in the presentation was set in stone, the number were flexible based on the communities needs.

Discussion Points:

- The project was driven by the wants and needs of households, it could be built wherever a need was identified.
- The project would have no impact on improving cell service.
- It would take approximately 10 years to see a return on the investment.
- The majority of customer lines are rented through Eastlink, however Purple Cow does own a small portion of their own lines.

The presentation concluded at 6:25p.m.

7. Approval of the Previous Meeting Minutes (6:26 p.m.)

- a. 2023-06-27 Council Meeting Minutes
- b. 2023-06-27 Public Hearing Minutes, Cole Drive Development Agreement
- c. 2023-06-27 Public Hearing Minutes, Benjamins Mill Wind Project Development Agreement

**MOVED BY DEPUTY MAYOR P. MOTON AND COUNCILLOR FRANCIS
THAT THE 2023-06-27 COUNCIL MEETING MINUTES, 2023-06-27 PUBLIC**

**HEARING MINUTES, COLE DRIVE DEVELOPMENT AGREEMENT AND
2023-06-27 PUBLIC HEARING MINUTES, BENJAMINS MILL WIND
PROJECT DEVELOPMENT AGREEMENT BE APPROVED. MOTION
CARRIED**

8. Unfinished Business

a) Falmouth Family Park (6:27 p.m.)

Director Kehoe reviewed the follow up information report from the July 11th meeting. The ask was to consider funding to support the installation of sewer laterals and also determine if the Municipality wanted to assume ownership of the park once completed. The report identified water was already located on the property and the amended class D estimate was between \$2,900.75 (repaving only where the previous pavement was cut) - \$5,002.50 (repaving the entire road width), not including HST.

Discussion Points:

- The park would be completed by winter (January- March) of 2024. Once completed the ask was for the Municipality to assume ownership and responsibility for maintaining the park.
- In theory Council was pre-approving taking over ownership of the park for the next Council term (potentially a new Council). Ownership would be part of discussions for the next budget process.
- Expected the value of the park was between \$200-\$300,000 once complete.
- Concerns were raised with respect to funding that was provided by Atlantic Canada Opportunities Agency (ACOA) and possible delays in transferring ownership of the park. Historically ACOA funding has had restrictions in place around timelines for ownership of the asset before the asset can be transferred or sold. Staff will contact ACOA to request information about transferring ownership.
- There was concern that if Council assumed ownership of the park that other community groups may request the same be done for their parks.
- It was noted that the park in Hantsport was area rated to Hantsport residents.
- Council will await further information regarding ACOA before proceeding with discussions around ownership.

**MOVED BY COUNCILLORS SMITH AND FRANCIS THAT COUNCIL
SUPPORT THE FALMOUTH FAMILY PARK WITH THE FULL INSTALLATION
OF SEWER FOR THE PARK CONSTRUCTION WITH A CLASS D PRICE
ESTIMATE UP TO \$5,002.50 PLUS HST. MOTION CARRIED. Nays: Hartt**

b) POSSE Request for Funding Information Report (6:36 p.m.)

Clerk Snair reviewed the supplementary information report highlighting the information requested following the presentation made by POSSE at the July 11th Committee of the Whole meeting. The report identified traditional roles of Municipalities and other levels of governments as well as examples of steps other Municipalities have taken to assist with addressing housing /mental health needs, the benefits (as identified by POSSE) of West Hants having a dedicated Crisis Response Worker, what the role/position of the Crisis Response Worker would be, a break

down of the funding request, POSSE's current funding model and why there was value in having this position in West Hants. The report also identified the project as a two (2) year pilot project that would be unique to West Hants.

Discussion Points:

- Staff were unable to provide RCMP comments regarding the Non-Police Crisis Response model. It was understood that if the ask was supported, the report would be shared with the Police Advisory Board and in consultation with them, the RCMP, and POSSE a Non-Police Crisis Response model could be developed.
- POSSE's intent was to provide an alternative option/response to support individuals so they are not faced with a police response (a person in a uniform), it was not intended to exclude RCMP.
- At the July 11th meeting it was interpreted that Posse would be utilized more through a Crisis response and was supported by the RCMP.
- There has been and continues to be some collaboration with RCMP and POSSE. Critical time when additional support was thought to be needed. If supported there was a desire to look at how success (quantitative and qualitative) was measured. Thoughts were RCMP would be able to provide more feedback once the program was operational.
- Partnerships with other levels of governments pertained mostly to donations of lands to assist with building affordable housing options.
- There was value in having the RCMP's opinion as it was information Council was waiting to hear to ensure an informed decision was able to be made.

MOVED BY COUNCILLORS HARTT AND MURLEY THAT COUNCIL DIRECTS STAFF TO ENTER INTO A FUNDING AGREEMENT WITH PEER OUTREACH SUPPORT SERVICES & EDUCATION (POSSE), FOR THE ALLOCATION OF \$65,774.25 FROM BOTH THE 2023/24 AND 2024/25 OPERATING BUDGETS, TOTALING \$131,548.50 OVER THE TWO-YEAR PERIOD, TO SUPPORT THE POSSE PROJECT AND THE ADDITION OF A COMMUNITY RESPONSE / OUTREACH WORKER FOR THEIR COMMUNITY BASED CRISIS RESPONSE PROGRAM.

FURTHER,

THAT COUNCIL DIRECTS THE MATTER TO THE POLICE ADVISORY BOARD AND THE CAO'S OFFICE TO FURTHER ASSIST WITH THE DEVELOPMENT OF A PUBLIC SAFETY PLAN/POLICIES/PROCEDURES FOR PEER OUTREACH SUPPORT SERVICES EDUCATION (POSSE). MOTION DEFEATED. Nays: Jannasch, Francis, B. Morton, Sherman, P. Morton and Zebian.

9. Mayor's Report (6:58 p.m.)

Mayor Zebian provided a verbal report highlight events dating back to the June meeting.

Highlights included:

Events attended: Avon View graduation, several Canada Day celebrations within the region (Walker's Restaurant, Hantsport), the Stannus Rink tour, Chateau Village Fire Smart tour. Participated in continued meetings with the Valley REN. Pierre Tabiner was hired as the

Executive Director for the Windsor Township. Speaking with potential new developers in the region. Attended the Maritime Acoustic Festival at the Kempt Ocean View Campground. Terra Spencer, a local resident was presented with a certificate for her grand win on her awards on behalf of Council. Participated in open dock night at the Pisiquid Canoe Club. Participated in Tim Horton's Camp Days within the region. Attended the first Community Healing Session in Brooklyn, it was well attended and resulted in a lot of great comments and questions asked. The next session is on Windsor on September 20th at the Windsor Community Centre. Attended Public Information Meetings on McLeod Court and 411 King Street. Participated in meetings with the Bear River Wind Farm group, Council will see a presentation from them at the next meeting. Attended the 15-year celebration at the Crossing. Participated in Service Exchange Agreement sessions with Municipal Affairs. Spoke with community members. Spoke to the Premier, Minister Lohr and Deputy Minister LaFleche about cell service, internet, Ground Search and Rescue funding, Fire services, road networks.

Discussion Points:

- Additional support for Ground Search and Rescue needs to be looked at from both the Provincial and Municipal level.
- Rocks Road bridge is classified as 2 tonnes. Under the current conditions a Fire truck is not able to cross it. Deputy Chief Cochrane has a plan in place to combat a fire should one occur. Ongoing communication continues with NS Public Works to ensure that it does not get overlooked.

10. Committee(s) of Council Excerpts/Recommendations (7:10 p.m.)

a. Committee of the Whole Excerpts (July 11, 2023)

i. **Chamber Improvements** (7:10 p.m.)

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR SHERMAN THAT COUNCIL DIRECT STAFF TO PROCEED WITH SECURING THE PURCHASE OF 21 CHAIRS FOR CHAMBERS AT A PRICE RANGE OF \$400.00 TO \$800.00 PER UNIT. MOTION CARRIED. Nays: S. McLean, Hartt, P. Morton, Ivey and Zebian

ii. **Parkland Divestment Rezoning Request** (7:11 p.m.)

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR SHERMAN COUNCIL THAT THE CHIEF ADMINISTRATIVE OFFICER BE DIRECTED TO SUBMIT AN APPLICATION TO THE PLANNING AND DEVELOPMENT DEPARTMENT TO CONSIDER REZONING LANDS PREVIOUSLY IDENTIFIED AS SURPLUS, PID 45226636, 45045952, 45215290, 45221868, 45222254, 45218658, 45222049, 45236601 AND 45225018 TO PROVIDE OPPORTUNITY FOR RESIDENTIAL DEVELOPMENT. MOTION CARRIED.

iii. **Security Camera Systems** (7:12 p.m.)

MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR SHERMAN THAT COUNCIL APPROVES THE OVER-BUDGET PHASE 3 – FIBRE CAMERA

SYSTEM PROJECT, INTRODUCING SECURITY CAMERAS ALONG WENTWORTH ROAD AND THE FALMOUTH BRIDGE ENTRANCE TO THE FORMER TOWN OF WINDSOR FOR THE QUOTED PRICE OF \$28,605.27, PLUS A 15% PROJECT CONTINGENCY OF \$4290.79, PLUS APPLICABLE TAXES. MOTION CARRIED.

11. Councillor Municipal Business/Activity Reports
 - a) Councillor Ivey, District 11 Activity Report – Item was withdrawn from the agenda. No report provided.

12. Correspondence
 - a. Information
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 - i. Beth McBrine Re The Lake Newspaper Article
 - ii. Judi Wilson Re Emergency Order Lake Pisiquid
 - iii. Dr. AK. Kirumira Re Reply from Fisheries and Oceans Canada (WHRM copied)
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 - vii. 2023-07-24 and 2023-07-25 Peter Moore Re: Pump Location (4 emails)

 - iii. Fort Edward Activity Log - None

 - b. Requests
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 - iv. Cameron Hartley (School House Brewery)
 - v. Lisa Redden (Schools Plus)
 - vi. Tony and Ashley Wood
 - vii. Brianna MacCara (Mermaid Theatre)
 - viii. Kayla Todd (WHHC)
 - ix. Community Inclusion Society
 - x. R&D Dunham Holdings LTD
 - xi. Mermaid Theatre
 - xii. MLA Melissa Sheehy-Richard
 - xiii. Pierre Tabbiner
 - xiv. Destyne Byrne
 - xv. Em Carter
 - xvi. Jamel Marble-Stock
 - xvii. Emilie Smith
- c. Outgoing Correspondence Log
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Laura de Boer Re: St. Croix Dam Evacuation - Flood Mapping Request Discussion Points:

- There are maps for the dams, they are high level. Staff are working with the GIS tech to make them more user friendly (so people can see where they are at and probable evacuation zones. The intent is to share this information and link it to the website so it can be accessed. Public meetings with the dam operators are also being scheduled.
- Also looking to send information out to all of West Hants (similar to the newsletter), where people post the information on their wall or fridge and access it quickly. This would identify more specific areas vs a whole community.
- Important for people to know the elevation of their homes, it could serve as a means for a person to stay safe vs trying to evacuate, when they do not need to.
- Municipalities were also communicating with the province to have a map attached to any alert going to people so they can see the impacted area. The challenge with this was the senior population and those who do not have computers to access this information. They also need to be made aware of this information as well.

- There was a level of caution with providing predetermined evacuation routes. Each emergency/disaster is different, a predetermined route may no longer be an option resulting in more people at risk. Although it is important for people to know which evacuation routes are available to them in case of an emergency it is best to let the experts determine the approach to take for this matter.
- There was value in exploring potential APPS for phone to go along with the mapping that give elevation readings so people can see what elevation their homes are in relation to a dam breach or flood.

Peter Moore Re: Time the pump was taken to the waterfront Discussion Points:

- No response has been provided on the timing. Timing was unknown, staff will determine the time and provide it for the next meeting. CAO was directed to get this information as a pump was purchased specifically to assist with the residents struggling in the flood zone area. There was value in knowing if the resource purchased worked or if a better plan was needed to assist residents in these areas.
- Part of the presentations at the Community Storm Water Management meetings was to provide information on how the system works, its design, and areas for improvements. In collaboration with CBCL this information will be presented along with when the pump aids in flooding events (the water needs to get to the pipe in order for the pump to assist). Follow-up will occur at the October Committee of the Whole meeting.

13. New Business

a) **Dangerous or Unsightly Premise Information Report (7:27 p.m.)**

CAO reviewed the report highlighting Dangerous or Unsightly Premises complaints from April 01, 2022, through August 31, 2023. A total of 17 complaints were received. Ten (10) were remedied by the owner, 6 are in progress and have yet to require an order at this point and 1 yet to be investigated at the time of this report. The previous report had 9 files in progress. Seven of those files are now closed with 2 remaining open. Staff will get an update regarding the Textile Mill for the next meeting.

Discussion Points:

- Questions were raised about the two (2) open files and if they were related to the Textile Mill and Bowman Road. Staff will get confirmation if these are the two open files.

b) **Little River Trail Bridge Recommendation Report (7:28 p.m.)**

Director Kehoe reviewed the report highlighting that since the purchase, staff have been addressing immediate safety concerns and continue to work toward the development of the corridor. Included in this work is the necessary replacement of the Little River Bridge to ensure public safety. Community Development intends to replace the existing Little River Bridge structure that is located along the Mantua to Stanley Rail Trail Corridor.

Staff contacted Design Point (one of WHRM's pre-approved standing offers for prequalified engineering and design services) to supply a quote for the work. Recognizing the existing Little River Bridge needs replacement to meet safety standards, staff have reached out to Design

Point Engineering, Surveying, Solutions to obtain a quote to complete the bridge assessment and replacement engineering work.

Discussion Points:

- Design Point would determine the best approach (either leave the abutments in place and extend over them or replace them entirely).
- With the pre-qualified standing offers, the tendering process is not needed.
- WHRM was aware of the condition of the bridge when the trail was purchased.
- It was understood that no further damage was done to the bridge as a result of the July 22nd flood.
- The assessment and engineering services would provide options on what can be installed to make the bridge safe.
- The bridge design would need to be multi-purpose for all modes of transportation. WHRM was also requesting that a full-size vehicle be able to travel over it for maintenance of the trail corridor.

MOVED BY COUNCILLORS FRANCIS AND S. MCLEAN THAT COUNCIL APPROVES THE CONTRACT FOR ENGINEERING SERVICES TO DESIGNPOINT ENGINEERING & SURVEYING LTD TO COMPLETE THE LITTLE RIVER TRAIL BRIDGE ASSESSMENT AND REPLACEMENT AT A COST OF \$65,470 PLUS HST. MOTION CARRIED. Nays: P. Morton and Hartt

c) **Additional Communications Budget (7:36 p.m.)**

Mayor Zebian reviewed the request being brought forward as a follow up to the Healing Session that occurred. During this session the community identified they were looking for additional/more information. There was value in having this information sent out as soon as possible, The costs associated with this were not included in the budget and would require funding approval.

Mayor Zebian stepped down at 7:37 p.m. to make a motion. Deputy Mayor P. Morton assumed the chair.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR SMITH THAT COUNCIL AUTHORIZE UP TO \$15,000 OF ADDITIONAL FUNDING TO COME FROM THE WEST HANTS OPERATING RESERVE TO GO TOWRDS A NEWSLETTER TYPE COMMUNICIATION/EMERGENCY PREPAREDNESS AND FAQ'S FOR THE COMMUNITY. MOTION CARRIED

Mayor Zebian assumed the chair at 7:38 p.m.

14. In-Camera
15. Next Meeting Date / Adjournment – September 12, 2023 Committee of the Whole Meeting at 6 p.m.

a) MGA 22(2)(a) Personnel Matter

16. Next Meeting Date / Adjournment – September 12th, 2023, Committee of the Whole Meeting.
Voting occurred by a show of hands.

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR M. MCLEAN
THAT AT 7:39 P.M. THE MEETING ADJOURN. MOTION CARRIED.**

Mayor Abraham Zebian (Chair)

Deanna Snair, Municipal Clerk