

**Town of Mulgrave
Meeting Minutes
December 20, 2021**

Present: Mayor Chisholm, Deputy Mayor Russell, Councillor Durling, Councillor Snow-Keeling and CAO Gray.

Regrets: Councillor Luddington

1. Call to Order

Meeting called to order at 6:35 pm by Mayor Chisholm.

2. Approval of Agenda / Addition of Agenda Items

Moved by Deputy Mayor Russell, seconded by Councillor Durling that the agenda be approved as circulated, with the following additions:

**Tentative Date for Beach Cleanup
In Camera Item**

Motion Carried

3. Minutes – December 6, 2021

Moved by Councillor Snow-Keeling, seconded by Deputy Mayor Russell, that the minutes of December 6, 2021 be approved, with one addition to section 4c.

Motion Carried

4. New Business / Carry Forward Business

a. 2020 Municipal Indicators

The Department of Municipal Affairs and Housing recently released the 2019-2020 Municipal Profile and Financial Condition Indicators Reports along with the Annual Report of Municipal Statistics for all municipalities on the DMAH website.

The financial condition of the Town of Mulgrave has been rated as a “Moderate risk” for fiscal instability. Fifty percent (13 of 26) of Nova Scotia’s Towns are rated as a moderate risk for 2019-2020.

Of the thirteen Financial Condition Indicators (FCIs) within the “House Model” of assessment, two of Mulgrave’s are considered “high risk”:

- Undepreciated assets (33.1%)
- Reliance on a Single Business / Institution (18.1%)

In comparing the 2018-2019 report to the 2019-2020 report for Mulgrave, one indicator moved from “low risk” to “moderate risk” (Uncollected Taxes) and one indicator moved from “moderate risk” to “low risk” (Deficits in the Last 5 years).

b. 2022 Municipal Boundary Review

The Nova Scotia Utility and Review Board recently notified the Town that, as per Section 369 of the Municipal Government Act, every town and municipality is required to apply to the NSURB in 2022 to “confirm or to alter the number and

boundaries of polling districts and the number of councillors.”

All councils must conduct a study into the number of councillors and into the reasonableness and fairness of the number and boundaries of polling districts before making application to the Board.

Requirements for towns which have no polling districts or wards were also provided. The CAO will begin the process by reviewing documentation submitted during the 2014 process.

c. 2022 Municipal Assessment Reports

The CAO met with representatives of the Property Valuation Services Corporation to review the **Municipal Profile Report** and **Market and New Growth Indicators Report**. For 2022, assessments are based on market value as of January 1, 2021. The official 2022 assessment roll will be available on December 31, 2021. Assessment Notices will be mailed to property owners on January 10, 2022.

Highlights include:

- All Residential Assessed Value grew by approximately \$1.4 M, or 4.78%
- Total Commercial Taxable Assessed Value declined by approximately \$14,000, or .06%.
- 13 Residential sales; 1 Commercial sale.

5. Reports

a. Council Committee Reports (updates where applicable)

ii. Library

Eastern Counties Regional Library introduced a self-serve Library Kiosk at the Port Hawkesbury Civic Centre; convenient way for library users to browse and borrow books.

ECRL library card and PIN required to use the Library Kiosk.

b. Staff Reports

i. CAO

Key initiatives highlighted; CAO recommended deferring Public Hearing and Second Reading of Amendment to Land-Use By-Law until public meetings are permitted; Council in agreement.

i. Recreation and Physical Activity

Several events well-attended.

Most programs finished for the year; timing of programs in January dependent upon COVID-19 protocols.

ii. Public Works

Completed water leak repairs; retaining wall project; late season patching; resolved power issues at MMC; salting and snow removal.

Several equipment issues addressed/soon to be addressed.

6. Approved Additions to the Agenda

Tentative Date for Beach Cleanup

Weekend of June 4/5, 2022 proposed for a Beach Cleanup in the Town. Volunteers with machinery and equipment such as 4-wheelers and trailers as well as those willing to assist by hand will be requested.

7. Date of Next Meeting: Tuesday, January 4, 2022

8. Gallery

Question to Council regarding their reaction to the Financial Condition Indicators. The Mayor responded that the two indicators classified as "high risk" require long-term solutions: an increase in Undepreciated Assets requires long-term investment in the Town's infrastructure, and a reduction in the reliance on a single business / institution requires growth in the assessment base through commercial and residential investment.

9. In Camera

Moved by Deputy Mayor Russell, seconded by Councillor Snow-Keeling to move in camera at 7:20 pm.

Motion Carried

Moved by Councillor Snow-Keeling, seconded by Deputy Mayor Russell to move out of in camera at 7:42 pm.


Motion Carried

**Moved by Deputy Mayor Russell, seconded by Councillor Durling, that:
The personnel issue discussed in camera be accepted by Council.**

Motion Carried

10. There being no further business, it was moved by Councillor Snow-Keeling to adjourn at 7:43 pm.


Motion Carried



Mayor



CAO



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