



**TOWN OF SAINT ANDREWS**  
**REGULAR COUNCIL MEETING**  
**MINUTES**

**October 7, 2024, 6:30 p.m.**  
**W.C. O'Neill Arena Complex Council Chambers**

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**A. RECORDING OF ATTENDANCE**

*A Regular Meeting of the Town of Saint Andrews Council was held on Monday, October 7, 2024, at 6:30 p.m. with the following members present:*

*Mayor Brad Henderson, Deputy Mayor Kate Akagi, Councillors Mark Bennett, Kurt Gumushel, Annette Harland, Lee Heenan, Jamie Hirtle, and Darrell Weare.*

*Chris Spear, CAO/Treasurer, Paul Nopper, Clerk - Senior Administrator, and Alexander Gopen, Senior Planner, Southwest New Brunswick Service Commission.*

*Electronic - Councillor Marc Blanchard*

*Absent - Councillor Steve Neil*

**B. LAND RECOGNITION OF THE PESKOTOMUHKATI NATION**

**C. APPROVAL OF AGENDA**

**Motion: 327 - 10/24**

**Moved by** Councillor Heenan

**Seconded by** Councillor Harland

*That the Agenda for the 241007 Regular Council Meeting be approved as presented.*

**Amended**

**Motion: 328 - 10/24**

**Moved by** Councillor Weare

**Seconded by** Councillor Heenan

*That the Council of the Town of Saint Andrews under New Business discuss the Taxation Breakdown Mailout from the week of September 30, 2024.*

**8 – 0**

**Carried**

**Motion: 329 - 10/24**

**Moved by** Councillor Heenan

**Seconded by** Councillor Harland

*That the Amended Agenda for the 241007 Regular Council Meeting be approved as presented.*

**8 – 0**

**Carried**

**D. DISCLOSURE OF CONFLICT OF INTEREST**

- 1. Mayor Henderson - Road Closure for Indulge Farmers' Market  
Saturday, October 19, 2024, PWPS241006**

**E. PRESENTATIONS**

**F. APPROVAL OF THE MINUTES OF PREVIOUS MEETING**

1. **Minutes of the 240903 Public Hearing of Objections Harbour Town Builders Proposed Development 236 Mowat Drive, Tuesday, September 3, 2024, 6:30 p.m.**

**Motion: 330 - 10/24**

**Moved by Deputy Mayor Akagi**

**Seconded by Councillor Bennett**

*That the Minutes of the 240903 Public Hearing of Objections Meeting to the Proposed Harbour Town Development on 236 Mowat Drive on Tuesday, September 3, 2024, at 6:30 p.m. be adopted.*

**8 – 0**

**Carried**

2. **Minutes of the 240903 Regular Council Meeting, Tuesday, September 3, 2024, 6:45 p.m.**

**Motion: 331 - 10/24**

**Moved by Councillor Heenan**

**Seconded by Councillor Hirtle**

*That the Minutes of the 240903 Regular Council Meeting on Tuesday, September 3, 2024, at 6:45 p.m. be adopted.*

**8 – 0**

**Carried**

3. **Minutes of the 240909 Special Council Meeting, Monday, September 9, 2024, 6:30 p.m.**

**Motion: 332 - 10/24**

**Moved by Deputy Mayor Akagi**

**Seconded by Councillor Weare**

*That the Minutes of the 240909 Special Council Meeting on Monday, September 9, 2024, at 6:30 p.m. be approved as presented.*

**8 – 0**

**Carried**

4. **Minutes of the 240923 Regular Council Meeting, Monday, September 23, 2024, 6:30 p.m.**

**Motion: 333 - 10/24**

**Moved by Councillor Hirtle**

**Seconded by Councillor Heenan**

*That the Minutes of the 240923 Regular Council Meeting on Monday, September 23, 2024, at 6:30 p.m. be approved as presented.*

**8 – 0**

**Carried**

5. **Minutes of the 240925 Special Council Meeting, Wednesday, September 25, 2024, 6:30 p.m.**

**Motion: 334 - 10/24**

**Moved by Councillor Gumushel**

**Seconded by Councillor Blanchard**

*That the Minutes of the 240925 Special Council Meeting on Wednesday, September 25, 2024, at 6:30 p.m. be approved as presented.*

**8 – 0**

**Carried**

**G. COMMUNICATIONS**

1. **Request to Light Up Town Hall on Thursday, October 17, 2024, for Avenue NB National Campaign for Disability Awareness**

**Motion: 335 - 10/24**

**Moved by** Councillor Heenan

**Seconded by** Councillor Gumushel

*That the Council of the Town of Saint Andrews approves lighting up Town Hall on Thursday, October 17, 2024, in blue and purple to recognize the Light It Up! For NDEAM Campaign from Avenue NB supporting disability awareness.*

**8 – 0**

**Carried**

- H. **STAFF REPORT/FINANCIAL REPORT, PWPS241003, RE241001, FA241019, PWPS241001, RE241002, EBC241001, PCD241001, PWPS241002, PWPS241004, FA241022, FA241020, PWPS241005**

*CAO Spear noted that the budget is showing a significant surplus. With winter coming, repairs have not been reflected. We will provide projections for the final months to see where we are headed by the end of the year.*

**Motion: 336 - 10/24**

**Moved by** Councillor Harland

**Seconded by** Councillor Blanchard

*That the Council of the Town of Saint Andrews accepts all the Staff Reports and Financial Reports as presented.*

**8 – 0**

**Carried**

- I. **INTRODUCTION, CONSIDERATION AND PASSING OF BY-LAWS AND MOTIONS**

1. **Planning & Community Development Committee - Councillor Harland and Heenan**

1. **Amendment Z22-10 to the Zoning By-Law Z22-01, PIDs 15025083, 01326214, and 01325406, 236 Mowat Drive Harbour Town Builders, First Reading, PCD240702**

*Mayor Henderson read Amendment Z22-10 by Title for First Reading.*

*Councillor Heenan asked if the background documents could be adjusted to reflect the final design proposed in the next package. Clerk Nopper noted that the documents will be updated to remove redundancies.*

**Motion: 337 - 10/24**

**Moved by** Councillor Harland

**Seconded by** Councillor Heenan

*That the Council of the Town of Saint Andrews grants leave for the First Reading to Amendment Z22-10 to the Zoning By-Law Z22-01 for PIDs 15025083, 01326214, and 01325406, 236 Mowat Drive, Harbour Town Builders.*

**8 – 0**

**Carried**

**2. Finance & Administration Committee - Deputy Mayor Akagi**

**1. Solid Waste Collection and Disposal Contract 2025 - 2028, FA241021**

**Motion: 338 - 10/24**

**Moved by Deputy Mayor Akagi**

**Seconded by Councillor Heenan**

*That the Council of the Town of Saint Andrews award Tender TSA-2024-05 Solid Waste Collection & Disposal Services to Southern Sanitation Ltd. for a monthly fee of \$19,665.59 (HST Inclusive) and enter into a three (3) year agreement for the provision of the service.*

**8 – 0**

**Carried**

**2. Amendment A-7 to By-Law No. 19-07, Relating to Water Systems, Water Rates, Wastewater Systems, and Wastewater Rates, FA241024**

**Motion: 339 - 10/24**

**Moved by Deputy Mayor Akagi**

**Seconded by Councillor Hirtle**

*That the Council of the Town of Saint Andrews approves Amendment A-7 to By-Law No. 19-07, Relating to Water Systems, Water Rates, Wastewater Systems, and Wastewater Rates.*

**8 – 0**

**Carried**

**3. Public Works & Public Safety Committee- Councillors Bennett and Neil**

**1. Road Closure for Indulge Farmers' Market Saturday, October 19, 2024, PWPS241006**

*Mayor Henderson left the meeting at 6:53 p.m.*

*Mayor Henderson returned to the meeting at 6:56 p.m.*

*Council asked when the one-way street ends. Clerk Nopper said Monday, October 21, 2024. Council asked why the Farmers' Market was not going to be on Water Street. Clerk Nopper noted that the goal is to keep Water Street open for the flow of traffic and that the Farmers' Market closure for King Street is the standard that has been used for years for other Indulge events and Canada Day.*

**Motion: 340 - 10/24**

**Moved by Councillor Bennett**

**Seconded by Councillor Harland**

*That the Council of the Town of Saint Andrews approves the road closure for King Street between Water Street and Queen Street for Saturday, October 19, 2024, from 7:00 a.m. – 4:00 p.m. for the Indulge Farmers' Market.*

**7 – 0**

**Carried**

**4. Economic Development, Business, & Culture Committee - Councillors Hirtle and Weare**

**1. Request for Proposal TSA-2024-06 Canteen Facility for W.C. O'Neill Arena Complex, EBC241002**

**Motion: 341 - 10/24**

**Moved by Councillor Hirtle**

**Seconded by Councillor Weare**

*That the Council of the Town of Saint Andrews allow the Chief Administrative Officer to negotiate and enter into a lease agreement with Kendall McGuire for rental of the Canteen at the W.C. O'Neill Arena Complex for the 2024/2025 year.*

**8 – 0**

**Carried**

**5. Recreation & Environment Committee - Councillor Gumushel and Blanchard**

**1. Radon Study Summary Report for the Town of Saint Andrews, RE241003**

*CAO Spear noted that in speaking with the NB Lung representatives at the UMNb Conference, a number of the Radon test kits were faulty and several residents did not get an individualized summary report. New tests will be sent out to these residents to repeat the test and they will be provided a report. There was a batch of tests ordered by NB Lung that were faulty through several other communities and thus retesting of those will occur.*

**Motion: 342 - 10/24**

**Moved by Councillor Blanchard**

**Seconded by Councillor Heenan**

*That the Council of the Town of Saint Andrews accepts the Radon Study Summary Report from NB Lung as information.*

**8 – 0**

**Carried**

**J. NEW BUSINESS**

**1. Taxation Mailout from the Town of Saint Andrews**

*Councillor Weare brought forward for discussion the Town of Saint Andrews Taxation Mailout delivered to residents the week of September 30th. Councillor Weare noted he spent the weekend reviewing the document, the current budget, financial statements, and the legislation of the Province of New Brunswick and the Government of Canada. He also reviewed the Public Sector Accounting Board Standards that regulate Municipal budget and auditing processes. Councillor Weare discussed the PSAB directives related to economic resources and the delivery of services to residents. Two policies stood out; 1. the cost of using economic resources in the service delivery of resources. 2. Financial statements also provide a meaningful summary of the sources of allocation and consumption of Municipal economic resources. Councillor Weare spoke on the processes of Municipal Reform and the formation of the Town's budget as it related to amalgamation. He had concerns about the allocation of funds, specifically administrative oversight, as it relates to the services received in the Wards of Bayside and Chamcook and that they not be properly allocated within the budget of the Town currently. Councillor Weare had comments on the Utility Department and the Public Works Department as it related to allocation of tax dollars on the Wards of Bayside and Chamcook and should the residents be contributing the to the overall administrative costs of services that the Wards may not be getting. Councillor Weare will be conducting a personal line through line review of the budget to look at how the allocation*

of taxation is occurring and how the departments are allocated funding. He would like Council to have a larger discussion on this process. Another department that was questioned was the Fire Department and allocation of water resources to the Utility budget. Councillor Weare wanted to know what percentages of staff time are being allocated to service delivery to the Wards of Bayside and Chamcook as part of each department. He noted that he had heard concern from residents in Bayside about the taxation letter and how this affects their property taxes.

Mayor Henderson thanked Councillor Weare for his review and noted staff will do a review on the budget. Mayor Henderson noted that the Mill Rate that was shown on the letter, indicating the Provincial Proposed Rate, was in fact accurate for the formula that the Province wanted the Town to use, which would have seen a \$1.18 Mill Rate for Bayside and Chamcook. Staff will provide some estimates and a review. CAO Spear also noted that there are many cross charges throughout the budget, including for example, \$27,000.00 transferred from General Administration to the Utility budget and another \$27,000.00 transferred to Public Works. CAO Spear noted that staff will work on the figures and provide them back to Council for review at a future budget meeting. Mayor Henderson reiterated that it is good to do a review of the figures to ensure accurate budgeting is accounted for.

Councillor Bennett noted he was upset by the Provincial Rate and that the proposed Provincial Mill Rate would have seen Chamcook and Bayside pay a Mill Rate closer to \$1.27 and the Ward of Saint Andrews closer to \$1.03. This is hard for community members to see that rate. He noted that there should have been a further description in the letter further explaining these numbers. He noted people are suffering enough with increased costs, assessments, and then the potential for a 20% increase in the Mill Rate. This is not a wise action.

Mayor Henderson indicated that this was the reality of what the Province wanted the Town to do. Councillor Weare was at those transition meetings with the facilitator where this was pointed out. Mayor Henderson noted the mailout could have been more clear but this was what was asked for by the Ward Councillors to explain the tax rates and shared services. If we followed the Provincial Plan, this would have been more difficult for residents. This is why I did a YouTube video explaining the issues of increased tax rates for the Wards and the Province told me to be quiet about it. We cascaded the principles of the document we were told to communicate. We hope this will further engage Bayside and Chamcook residents as it relates to the budget and taxation. Although we have an alignment as the current Council on where to go with the budget and Mill Rates, when another election happens in a couple of years, a new Council could have a different perspective, and people need to know this information.

CAO Spear also noted that Ward Councillors had asked for this information to be released and was approved by the Mayor. Now people can come to Town Hall or the Bayside budget event on October 10th to ask questions and we can discuss the process. At this time, Town Hall has not received any comment or concerns regarding the letter. We can further discuss budget and department changes with Council at the next budget meetings. It is at the control of Council for the Mill Rate and the formula proposed was used by the Province and several Municipalities in the Province have implemented the model the Province provided. Council is right to note we should have a dedicated discussion on this.

Councillor Weare recalled the discussion with the facilitator and noted that the transition to the higher Mill Rates was thought to be a 3 - 5 year process. He noted the Rate Differential Regulations that expire in 2032, which indicate that most properties, with some exemptions, should be on the same Mill Rate. He noted contradiction to the regulations as Section 99 Sub 9 discuss tax rates should be based on services received versus properties having the same Mill Rate. This was noted in the Local Government Reform Act. Council should strongly consider how rates are developed and applied to the Wards based on services received. Councillor Weare noted he would continue his research and take this to the Province as there is conflicting legislation.

Maor Henderson noted that Council will further discuss this topic during a budget meeting.

**K. QUESTION PERIOD**

**L. COUNCILLORS' AND DEPUTY MAYOR'S COMMENTS**

*Deputy Mayor Akagi - Thank you to all who came out to the September 30th Truth and Reconciliation event at Indian Point. We had a lot of great friends and staff there. We need a bigger sound system for 2025 with the large crowds attending. I would also like to thank Greg Mansfield for coming down, who is a Drum Keeper, and brought a Grandmother Drum with him. His knowledge and experiences were welcomed by all.*

*Deputy Mayor Akagi - There is an upcoming Powwow in Saint John at the TD Centre taking place on Saturday, October 26th and Sunday, October 27th starting at 12:00 p.m. I would encourage everyone to attend the Powwow to experience the culture of the First Nations.*

*Deputy Mayor Akagi - Thank you to all who have donated grocery bags. The Open Door Food Program was delighted to receive them and I am thankful for them as I do not have to lift heavy boxes when I deliver food to those in need.*

*Councillor Heenan - It was very cool to see that downtown Saint Andrews was featured as a main picture in the UMNb brochures when you first opened them. It is truly terrific for our Town to be represented like that.*

**M. MAYOR'S COMMENTS**

*Mayor Henderson – Thank you Deputy Mayor Akagi for all the hard work and efforts with Truth and Reconciliation.*

**N. CLOSED SESSION**

**O. ADJOURNMENT**

**Motion: 343 - 10/24**

**Moved by Deputy Mayor Akagi**

**Seconded by Councillor Gumushel**

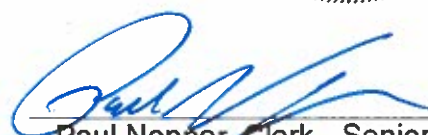
*At 7:26 p.m. that the meeting be adjourned.*

**8 – 0**

**Carried**



Brad Henderson, Mayor


  
 Paul Nopper, Clerk - Senior  
 Administrator