



Municipality of the District of St. Mary's

Committee of The Whole (COTW) Meeting

Wednesday February 4th, 2026

We acknowledge that we are gathering in Mi'kma'ki the traditional unceded territory of the Mi'kmaq people.

1. Meeting, Date & Time:

Warden Fuller called the COTW Meeting of the St. Mary's Municipal Council to order on Wednesday, February 4th, 2026, at 5:00pm in the Council Chambers, Sherbrooke, N.S.

2. Attending:

Warden James Fuller
Deputy Warden Beulah Malloy
Councillor Dana O'Connell
Councillor Scott Beaver
Councillor Emma Tibbo

Also Attending:

Lesley McFarlane, Chief Administrative Officer (CAO)
Jadzia Rudolph, Municipal Clerk
Janelle Fleet, Interim Municipal Clerk
Keren Ruller, Director of Economic Development

3. Additions to the Agenda:

- a. Addition to #7 Correspondence item b. East River St. Mary's volunteer fire department support request.
- b. Addition to #8 Other Matters of Business item c. Water Main Leak Repair.

4. Approval of the Agenda:

On the motion of Councillor Tibbo and seconded by Councillor O'Connell, Council approved the agenda with the additions.

Motion approved.

5. Approval of Minutes:

On the motion of Warden Fuller, hearing no errors or omission to the previous minutes, Council approved the minutes of the COTW Meeting held January 21st, 2026.

Motion approved.

6. Business Arising from the Minutes:

- a. A Staff Report was presented on funding provided to Christmas at Sherbrooke Village.
 - Please see the Agenda/Package for the Staff Report.
 - Council directed staff to inform Sherbrooke Village that the municipality is accepting applications for grants to organizations until February 17th at 4:00pm.

7. Correspondence:

Warden Fuller declared "Conflict of Interest".
Deputy Warden Malloy chaired the meeting.

- a. Eastern Counties Regional Library (ECRL) Letter regarding Budgeting for 2026-27.
 - Please see the Agenda/Package for the correspondence.
 - ECRL is asking council to consider a one-time addition to the current library funding up to \$2,000 solely for the purchase of new materials.
 - Council agreed to consider ECRL's request in budget deliberations.

Warden Fuller resumed chairing the meeting.

- b. East River St. Mary's volunteer fire department support request.
 - East River St. Mary's volunteer fire department has requested council write a letter in support of the project to repair the roof on the fire hall.
 - The fire hall needs roof repair, insulation replacement, lighting upgrades and possibly a heat pump depending on the quotes the fire hall receives for the projected work.

On recommendation of Councillor O'Connell, seconded by Deputy Warden Malloy, Council agreed that the Warden draft a letter in support of the East River Volunteer Fire Department roof repair project.

Recommendation adopted.

8. Other Matters of Business:

- a. Staff Report – Staff Report – Low Income Property Tax Exemption for 2026/27
 - Staff prepared an option for Council's consideration using the same structure and applying a cost-of-living increase to the income range and exemption amount of last year's program. Similar to past practice, the consumer price index for December 2024 to December 2025 Nova Scotia All Items of 3.1% was used for Council's consideration. Staff noted that the CAP rate for PVSC was set at 2.6% for 2026-2027 property assessments which is based on NS CPI for November 2024 to November 2025.
 - For the purpose of budget considerations, the number of applicants has been projected to be slightly increased. Based on these considerations the budget for 2026/27 will be set at \$20,000 which is under the \$25,000 budgeted for 2025-2026.

On recommendation of Councillor Beaver seconded by Councillor Tibbo, Council agree to approve the 2026/2027 Application for Residential Low Income Property Tax Exemption with the annual household income range threshold and the tax exemption credit amounts as laid out in the table below, and all other eligibility requirements as outlined in the application.

Proposed 2026-2027 Low Income Property Tax Exemption			
<i>Total Income Range</i>	<i>Tax Exemption Amount</i>	<i>Number of Applicants</i>	<i>Total Expense</i>
\$25,776-\$29,899	\$ 210	17	3,570
\$20,621-\$25,775	\$ 260	27	7,020
\$15,446-\$20,620	\$ 310	5	1,550
\$0-\$15,465	\$ 365	15	5,475
Total		64	\$ 17,615

Recommendation adopted.

b. Staff Report – Climate Ready Plans and Processes Program Next Steps

- Please see agenda/package for the staff report.
- A revised approach was recommended, to leverage existing arrangements with the Clean Foundation to complete key actions in the municipality’s Climate Change Action Plan, instead of committing additional funds to renew the Plan.
- Directing Clean Foundation resources to assist the municipality to achieve the action items of highest priority and benefit within the municipality’s Climate Change Action Plan leverages existing contracts to deliver on tangible commitments to benefit the local community. Pending substantive completion of the Climate Change Action Plan, the plan can be refreshed, with community input.
- This approach will allow focus to remain on implementing actions impacting the community at this time, prior to updating the Climate Change Action Plan. The proposed approach would eliminate the expense for the \$7,000 municipal contribution in addition to \$1,000 of staff time and resources.

On recommendation of Deputy Warden Malloy seconded by Councillor O’Connell, Council agree to direct staff to leverage the existing partnership with Clean Foundation Nova Scotia to deliver on the municipality’s Climate Change Action Plan and withdraw from the Local Leadership for Climate Adaptation (LLCA -24-0485) Climate Ready Plans and Processes program.

Recommendation adopted.

c. Water Main Leak Repair

- The CAO provided a verbal update regarding the water leak, thanking the public for their support and affected water utility customers for their patience.
- On Tuesday February 3rd, Public Works staff, with the support of contractors, resolved the leak identified on January 30. Council wishes to recognize Public Works operators Brennan MacKay, Christian Bonnevie and Matthew Teichmann for their outstanding work in resolving the issue.

9. In-Camera: Contract Negotiations

On motion of Councillor O'Connell seconded by Councillor Tibbo, Council agree to move In-Camera for Contract Negotiations at 5:42pm.

Motion approved.

On motion of Deputy Warden Malloy seconded by Councillor O'Connell, Council agree to reconvene to regular session at 6:50pm.

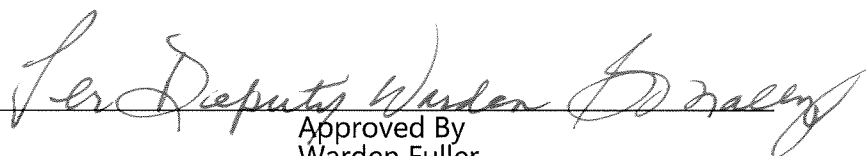
Motion approved.

Adjournment

On motion of Warden Fuller there being no further matters of business, Council adjourned at 6:50pm.

Motion approved.


Recorded By
Janelle Fleet, Interim Municipal Clerk


Approved By
Warden Fuller