



**TOWN OF LOCKPORT
COUNCIL MEETING
FRIDAY SEPTEMBER 12, 2025
MINUTES**

Present: Mayor Derek Amalfa, Deputy Mayor Anna Chetwynd, Councillor Craig Hillen, Councillor Candace Malik, Councillor Kevin Chetwynd, Town Clerk/Treasurer, June Harding and Recording Secretary, Jill Cassibo.

1. Call to order

The meeting was called to order by Mayor Amalfa at 1:00 p.m.

2. Silence Electronic Devices

All electronic devices were silenced at that time.

3. Conflict of Interest

Councillor Malik declared a Conflict of Interest at this time for an item under Finance: Low Income Property Tax Exemption Policy for Review.

4. Approval of Agenda, including additions:

09-12-25-01

It was duly moved and seconded that Council approve the agenda for the September 12, 2025, meeting with the following additions: Under Finance, Approval of Capital Budget, Temporary Borrowing Resolution and Permission to apply for funding from the Masonic Foundation of Nova Scotia for future playground equipment. Under Other Business: Email from Donna Sim, Laneway maintenance request. Under Council Reports, a letter of request from the Recreation Department. Motion Passed

5. Approval of Minutes

- Regular Council Meeting Minutes August 22, 2025

09-12-25-02

It was duly moved and seconded that Council approve the Minutes from the Regular Council Meeting of August 22, 2025, as distributed. Motion Passed

6. Business arising from Previous Minutes

There was no business arising from the previous minutes.

7. Community Forum (Open Mic)

- 20 Minutes Maximum
- Each resident is allowed a maximum of five minutes.
- The resident is to speak directly to Council.
- There will be no interaction by Council at this time.
- If residents pose questions the question will be recorded to be researched

Jeff Wood, an owner of Seaside Cottages from the Municipality of the District of Shelburne, stated that the picnic tables looked horrible and needed to be painted. Council has already given Jeff permission to paint the picnic tables. He said that he had painted two and that the Beach Centre roof and siding needed to be cleaned up also. Jeff stated that he is willing to help with this. He also asked where all the interpretative signs went as his guests liked to read them. The Town Clerk/Treasurer informed Council at this time that she had asked the Public Works Department to take some of the Interpretive signs and murals down because they were in poor condition. The Heritage and Tourism Committee are working on designing new Interpretive signs.

Sue Crosby, resident of Lockeport and part of the fundraising committee for the Playpark, would like to do a presentation regarding Phase 2 of the playpark project at September 26, 2025, Council Meeting.

8. Presentations

Connie Lamm, Make Your Move Business Navigator, reviewed her budget for this fiscal year and would like a motion to be made to have her budget passed by Sunday. There is a time crunch here so the motion will need to be done through email, for her review and discussion with Elaine Shelton on Monday morning.

Connie also discussed how Make Your Move will be working on trimming the bushes on the Trestle loop and the CNR Trail and working on Roods Heads Park. Also promoting the Turkey Trot October Market.

9. Finance

- List of invoices already paid in the amount of \$176,669.61

There were no questions regarding the invoices today.

- Fall Debenture

09-12-25-03

It was duly moved and seconded that

**MUNICIPAL COUNCIL OF THE
Town of Lockeport
TEMPORARY BORROWING RESOLUTION**

Amount \$223,505

Purpose: Capital Budget Paving Project

WHEREAS Section 66 of the Municipal Government Act provides that the Council of the **Town of Lockeport**, subject to the approval of the Minister of Municipal Affairs, may borrow to spend funds for a capital purpose as authorized by statute.

WHEREAS the Council of the **Town of Lockeport** has adopted a capital budget for this fiscal year as required by Section 65 of the Municipal Government Act and are so authorized to expend funds for capital purposes as identified in their capital budget; and

WHEREAS the specific amounts and description of the projects are contained in Schedule "A" (attached).

BE IT THEREFORE RESOLVED

THAT under the authority of Section 66 of the Municipal Government Act, the Council of the **Town of Lockeport** borrow a sum or sums not exceeding **two hundred twenty-three thousand, five hundred & five Dollars (\$223,505)** for the purpose set out above, subject to the approval of the Minister of Municipal Affairs;

THAT the sum be borrowed by the issue and sale of debentures of the Council of the **Town of Lockeport** to such an amount as the Council deems necessary;

THAT the issue of debentures be postponed pursuant to Section 92 of the Municipal Government Act and that a sum or sums not exceeding **two hundred twenty-**

three thousand, five hundred & five Dollars (\$223,505) in total be borrowed from time to time from any chartered bank or trust company doing business in Nova Scotia;

THAT the sum borrowed for a period not exceeding Twelve (12) months from the date of the approval of the Minister of Municipal Affairs of this resolution;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon, and

THAT the amount borrowed be repaid from the proceeds of the debenture when sold

THIS IS TO CERTIFY that the forgoing is a true copy of a resolution read and duly passed at a meeting of the Council of the **Town of Lockeport** held on the 12th day of September 2025.
GIVEN under the hands of the Clerk and under the seal of the **Town of Lockeport** this 12th day of September 2025.

Town Clerk/Treasurer

Motion Passed

- Capital Budget

Council looked over the Capital budget for the 2025/2026 fiscal year.

12-09-25-04

It was duly moved and seconded that Council approve the Capital budget for the 2025/2026 fiscal year. Motion Passed

- Quotes for streets paving in Town

Council reviewed the photos of street areas that are the most in need of repairs. They also reviewed quotes that the Town has received. Town & Country Property Improvements Limited had given a quote of \$146,941.80 plus HST and Dexter Construction Company quote was \$214,900.00 plus HST for the Streets that have been identified by the Public Works Department as being the most in need of repairs. Dexter's sent someone to go over exactly what needs to be repaired on the streets versus Town & Country not sending anyone to review the work that needs to be done. The following motion was made:

12-09-25-05

It was duly moved and seconded that Council agree to hire Dexter Construction Company at a cost of \$214,900.00 plus HST to pave specific spots in town. Motion Passed

- Beach Centre Heat Pump – two quotes from Nick's Refrigeration, one for repair and one for purchase and Rhyno's Heating and Cooling for purchase of a new heat pump

Council discussed the options of different quotes received. From Nick's Refrigeration, there was one to fix the heat pump for \$1,208.40 with no guarantee that is all that is wrong with the pump, for a new heat pump it would be \$6,612.00 with a 10-year warranty on parts and 6 year Labour Warranty, and one for a monthly payment agreement for the same price with 11.99% interest over 60 months. Rhyno's quoted a price for a new pump at \$6,549.30 with a 5 -year warranty.

12-09-25-06

It was duly moved and seconded that Council agree to engage Nick's Refrigeration to replace the old heat pump at Crescent Beach centre, with a new one at a cost of \$6,612.00 with no financing. Motion Passed

- Funding Opportunity for Playground Concrete Pad

Councillor Hillen requested that this item be moved to "In Camera" under Litigation or Potential Litigation.

- Permission to apply for funding from the Masonic Foundation of Nova Scotia for future playground equipment

Councillor's K. Chetwynd and C. Hillen both declared a conflict of interest for this topic.

As the Town continues to build the new playpark other funding will be needed for more equipment.

12-09-25-08

It was duly moved and seconded that Council give permission to the Town Clerk/Treasurer to apply for funding through the Masonic Foundation of Nova Scotia. Motion Passed.

10. Other Business

- Street, Lane, and Walkway Closings

Council looked at the new policy and decided it needed just a little more specific wording. Councillor Hillen will work on this with the Town Clerk/Treasurer, and it will come before the next Council meeting.

- Re-visiting request from Emily Swim regarding well on North St.

After discussion, Council agreed to let Emily Swim connect to the well that is located on the property at 21 North Street. Emily will need to sign an agreement to use the well at 21 North Street and if the Town officials decide at any time in the future to sell, or develop the 21 North Street property, they will give her seven months notice beforehand.

12-09-25-09

It was duly moved and seconded that Council agree to grant Emily Swim permission to connect to the well located at 21 North Street. Emily will be required to sign a well agreement as developed by Don Harding, Town of Lockeport solicitor. Motion Passed.

- Update: 110 Hall St. Re: Order to Remedy

The Town Clerk reported that the owner of 110 Hall Street has withdrawn his appeal regarding the Order to Remedy.

This property now has had the power shut off, windows boarded up, grass cut, and rodent traps put out and monitored so all these items satisfy the Order to Remedy.

- Possible Donation of painting from Rick Theriault to the Town of Lockeport

This is a painting of the old Lockeport Fish Cold Storage Company, opened in June 1911. This painting belonged to Richard Theriault Sr., and his son has asked if the Town would like to display it in the Town Hall. The following motion was made:

12-09-25-10

It was duly moved and seconded that Council instruct the Town Clerk/Treasurer to send a thank you letter to Mr. Theriault. It will also be noted that the Town will proudly display the painting and if for any reason the Town of Lockeport ceases to exist as such, the painting will be returned to the Theriault family. Motion Passed.

- Email from Donna Sim

An email was received by the Town Clerk/Treasurer regarding the laneway that runs beside the post office and behind the Town Market. At one time this lane was used and maintained but has not been in years. Council asked the Town Clerk/Treasurer to attempt to gather more information regarding ownership etc. and it will be discussed further at the next Council meeting.

11. Council Reports

- Mayor Derek Amalfa
- Deputy Mayor Anna Chetwynd
 - o Letter of Request from Recreation Department

The President of the Playground Committee, Dawn DeMings-Taylor is asking if the group can have permission to paint the trim on the four shanties at the Seacaps Park before the murals go up in the spring. The committee will pay for the paint, although Councillor Hillen suggested that the Town of Lockeport can purchase the paint and it should be a decent quality paint.

12-09-25-11

It was duly moved and seconded that Council agree to let the Playpark Committee paint the trim on the four shanties at the Seacaps park before the murals go up in the Spring. Motion Passed.

12-09-25-12

It was duly moved and seconded that Council agree that, as nominated by the Recreation Committee, the volunteer of the month for September is Tim Garren, and the volunteer of the month for October is Joanne Swim. Motion Passed

Elaine Shelton from Make Your Move would like to do a presentation to Council and Council thought it would be an innovative idea to make it a community presentation.

12-09-25-13

It was duly moved and seconded that Council encourage Elaine Shelton from Make Your Move, do a community presentation. Motion Passed.

- Councillor Craig Hillen
- Councillor Kevin Chetwynd
 - o July 1st draft minutes
- Councillor Candace Malik

12. Correspondence

- Letter from Harmony Bazaar, Festival of Women and Song

Deputy Mayor Chetwynd responded to the letter sent by the Harmony Bazaar Board by saying that she finds this letter very disheartening. The Lockeport First Responders have volunteered at the Harmony Bazaar Festival for as long as it has been in existence. With the Town's limited resources, it must be understood that it is not the role of Town staff to set up for organizations that are holding events in Town venues. The Town lends the venues, equipment, tables, chairs, tents etc. but we have limited staff and resources to work with. The Deputy Mayor stated that she feels that the Town of Lockeport has always been very supportive to Harmony Bazaar.

It was suggested that Council meet with the Harmony Bazaar Board for discussion to help alleviate the gray areas, and everyone will know the expectations going forward.

12-09-25-14

It was duly moved and seconded by Council that a meeting be set up between Council and the Harmony Bazaar Board to discuss concerns and expectations when setting up and holding events in the Town of Lockeport. Motion Passed

- Letter form Assistant Commissioner Dennis Daley, Commanding Officer NS RCMP

13. Information Only

- Briefing note: Strong Mayor Legislation
- Letter to Mayor Andy Filmore from the Honourable John Lohr, Minister of Municipal Affairs

- Resident Complaint

Councillor Malik received an anonymous complaint about the burn outs after the car show. Although this person enjoyed the car show. The complaint was about the environmental issues with the smell of burning rubber.

The Town of Lockeport has a Complaints Policy, and it clearly states that no anonymous complaints will be entertained. There is a complaint form attached to the Policy on the Town's website for anyone that wishes to file a complaint.

14. Date of next meeting

- September 26, 2025, at 1:00 p.m.

15. "In Camera"

12-09-25-15

It was duly moved and seconded that Council go "In Camera" to discuss an issue under Litigation or possible litigation. Motion Passed

Council resumed Regular session at this time. 3:37 p.m.

Funding opportunity for concrete pad at the Play Park:

The following motion was passed by council through email on September 2, 2025

It was duly moved and seconded that Council instruct the Town Clerk/Treasurer to pursue other avenues of funding for the site preparation for the new playpark. Motion Passed

Council wishes to revise this motion to say:

12-09-25-17

It was duly moved and seconded that Council instruct the Town Clerk/Treasurer to pursue funding through the Federal Government Tourism Growth Program, to assist with the site preparation for the new playpark. Motion Passed.

16. Adjournment

12-09-25-18

There being no further business, **it was duly moved and seconded that the meeting be adjourned. Time 3:39 p.m.**

Mayor, Derek Amalfa

Town Clerk/Treasurer, June Harding

Regular Council Meeting 09122025.min