



Town of Shelburne
Minutes of the **Special Council Meeting**
Tuesday May 26th, 2020
Virtual Meeting VIA Zoom

Council Members Present

Mayor Karen Mattatall
Deputy Mayor Nolan Young
Councillor Rick Davis
Councillor Harold Locke
Councillor Sheldon Ringer

Staff Present

Darren Shupe, CAO
Julie Ferguson, Clerk
Ken Smith, Interim CAO

Guests

Earl Mielke, Compass NS

Call to Order

Mayor Mattatall called the meeting to order at 5:02 p.m.

Approval of the Agenda

Young - Ringer

THAT the Agenda for the Special Town Council Meeting of Tuesday, May 26th, 2020, be approved.

CARRIED

Delegations

a) Earl Mielke – Compass NS re: 28 John Street Project

Earl Mielke updated Council on the progress of the 28 John Street Project:

- since the April 21st letter, Compass NS has received an environmental report where no significant problems surfaced regarding the building.
- A surveyor has been engaged to complete the work needed in order to hire an architect.
- Compass NS is looking at consolidating 2 separate parcels (heritage hall and a parcel of land behind it) to accommodate parking.
- the project is estimating having 5 rental units once completed.
- an RFQ will go out to 3 different contractors to get a cost estimate for the conversion.
- Compass NS has asked the Department of Housing for \$250,000 in support of the project but it has not been confirmed at this time.

Councillor Davis asked about how the rent amounts were calculated as he is a landlord and found them to be high for the area. He also noted that the Town of Shelburne charges very low permitting fees and that other properties, such as those owned by Tri-County Housing, are not tax exempt.

Deputy Mayor Young asked if local contractors will be included in the tendering process and if Compass NS could proceed with the project if the property was not tax exempt.

Mr. Mielke responded that 2 out of the 3 contractors he had spoken to were local and that the property tax question was not a deal-breaker for the project but they are required to ask as each municipal unit is different in their policies for co-operative housing projects.

Several councillors also voiced concerns over exempting property taxes due to initial reasoning for divesting the property in order to be able to collect taxes on it and the Town's current financial situation.

Mr. Mielke noted that he is hoping that construction will take place from August – October 2020. He inquired about the need for structural engineers and electrical engineers in order for Compass NS to perform due diligence but also realizing the comparatively small scope of the project. It is estimated that the permit fees will be approximately \$600 and the deed transfer tax will be based on the value of the property which is currently assessed at \$98,000.

Council requested that an item be added to the June 1st agenda regarding taxes, permit fees, deed transfer tax, and waster issues for the building.

Young – Locke

THAT Council send a letter of support to the Department of Housing and Municipal Affairs for Compass NS's funding request.

CARRIED

Adjournment

THAT the Special Town Council Meeting of Tuesday, May 26th, 2020 be adjourned at 6:01 p.m.

CARRIED

Mayor

Clerk