



**Village of New Minas**  
Minutes of Regular Commission Meeting  
Monday March 8, 2021 @ 7:00 PM  
Spencer Room, Louis Millett Community Centre  
New Minas, Nova Scotia

**Commissioners Present:**

- Dave Chaulk, Chair
- James Redmond, Vice Chair
- Cheryl Manzer, Commissioner
- Mary Munroe, Commissioner
- Quentin Hill, Commissioner

**Staff Present:**

- John Ansara, Director of Recreation & Community Development
- Ian Morrison, Clerk Treasurer/CAO

**Others Present:**

- Maynard Stevens

**Call to Order:**

Chair Dave Chaulk called the meeting to order at 7:02 pm, welcoming those in attendance.

**Approval of the Agenda:**

THAT the Agenda for the March 8, 2021 regular Commission meeting be approved, as presented.

**M/James Redmond**

**S/Quentin Hill**

**CARRIED**

**Approval of the Minutes from Prior Meetings:**

THAT the Minutes for the February 9, 2021 regular Commission meeting be approved as presented.

**M/Cheryl Manzer**

**S/James Redmond**

**CARRIED**

**Business Arising from Minutes:**

None

**Presentations:**

None

**Committee Reports:**

- Beautification Group – report included in package
- Finance – report included in package
- New Minas Water Commission – report included in package
- Operations – report included in package
- Recreation & Community Development – report included in package
- Recreation & Community Development Advisory Committee – report included in package
- Regional Sewer Committee – draft Operating & Capital Budgets included in package

THAT the report for the Beautification Group be accepted as presented.

**M/Mary Munroe**

**S/Cheryl Manzer**

**Motion Carried**

THAT the reports for Clerk Treasurer/CAO, Finance, Operations, Recreation & Community Development, and Recreation & Community Development Advisory Committee be accepted as presented.

**M/Quentin Hill**

**S/James Redmond**

**Motion Carried**

THAT the report for the New Minas Water Commission be accepted as presented.

**M/James Redmond**

**S/Quentin Hill**

**Motion Carried**

The report for the Regional Sewer Committee will consist of the proposed Operating and Capital Budget for 2021-2022, which will be discussed under “New Business”.

THAT Village Commission accept the recommendation of the Beautification Group that underground wiring be explored as a prerequisite for development in the lands south of Hwy #101; furthermore, and if agreeable,

THAT the Village Commission make this recommendation to the New Minas Secondary Plan Working Group.

**M/Cheryl Manzer**

**S/Mary Munroe**

**Motion Carried**

**New Business:****Amendment to Meetings Procedure Policy**

The Clerk Treasurer/CAO presented an amendment to the Meetings Procedure Policy which would allow the Chair to call a Special Meeting of the Village Commission. At present, the Policy does not contemplate a procedure for a Special Meeting should one be required or should a regular meeting need to be re-scheduled. The amendment, proposed to be included as Subsection #8 of the "Meetings" segment of the Policy reads as follows:

*Notwithstanding any Sections of this Policy, the Chair can convene a Special Meeting of the Commission upon seven days of notice at a date and time convenient for members of the Commission and the general public to attend.*

The Commission discussed the proposed amendment. Concern was expressed that the proposal was too restrictive to deal with matters which might be of an emergency nature, for which the Commission may need to convene immediately. The ability to balance these needs versus appropriate notice was viewed as problematic. The Commission elected to defer the matter back to the Clerk Treasurer/CAO for further research.

**Operating Budget**

The Operating Budget for the fiscal year April 1, 2021 - March 31, 2022 was formally presented. The budget details had previously been reviewed by the Commission at information meetings held on March 4 & 5.

No change in the Property Tax Rates for Residential and Commercial ratepayers is proposed in the draft budget, however, the Village Commission wanted to consider the matter of a rate change, specifically if the implementation of the Sewer Rate change might present the opportunity to lower Property Tax Rates. Therefore, the matter of the Operating Budget was deferred until the next meeting.

**Regional Sewer Operating & Capital Budget**

The following Motions were presented as a follow-up to the report of the Regional Sewer Committee, specifically Village Commission was asked to review and, if in agreement, approve the Operating and Capital Budgets of Regional Sewer Committee. A Motion to approve the budget of the Regional Sewer Committee was, therefore, presented. The contribution being asked of the Village of New Minas is \$337,000 for the year, which represents an increase from \$325,800 in the contribution.

THAT the Commission of the Village of New Minas approve the proposed 2021-2022 Operating & Capital Budgets for the Regional Sewer Committee, as presented.

**M/James Redmond****S/Quentin Hill****CARRIED**

## Sewer Rate Study & By-law Amendment

The Sewer Rate Study and an amendment to the by-law. was presented. The study, which was commissioned by the Village to review its sewer rates, provides a rate analysis for the next ten years which will enable the service to be fully funded by the collected rates and implement a capital renewal program on an annual basis. The analysis calls for an increase of 65% in rates, effective April 1, 2021 and then inflationary increases of 2.25% to 2.50% each year thereafter.

THAT the Commission give First Reading to amendments to the Sewer By-law of the Village of New Minas.

**M/James Redmond**

**S/Quentin Hill**

**CARRIED**

### **Correspondence:**

A letter was received from Stephen Gillis, on behalf of the Thunder in the Valley Off Road Event, requesting an exemption to the Municipality's Noise Control By-law (By-law #84). Subject to Section #9 of the aforementioned By-law, the Village shall issue a report and recommendation regarding the request. The details of the event are:

October 9 & 10, 2021

7:00 am- 7:00 pm, each day

Pit Area, North End of Jones Road, New Minas

The Clerk Treasurer/CAO proposed that residents be solicited for their feedback on the request on or before April 30, 2021. The request for feedback would be communicated using social media and the website. The input received would then be considered by Commission as part of the decision-making process. A sample of the communications piece was provided to Commission for their review and comment. The Commission reviewed the communication plan and, following the discussion, it was agreed that the Village would purchase an ad for placement in a local publication as well as issue direct delivery of flyers to residences in the immediate vicinity of the Jones Road Pit Area.

In addition, correspondence was received from Jim Winsor, Councilor for District #8, who could not attend the Commission meeting due to a Municipal Council meeting that was rescheduled for this evening. The points raised in Mr. Winsor's correspondence, which discussed the New Minas Secondary Plan Working Group, included the following:

- The final document will be formative upon the Village and the County; this demonstrated the necessity to ensure the work is detailed;
- Encourage constituents to submit comments to the consultant, but comments can be received directly if that is the desire of the constituent;
- The Market Demand Study is off the mark in two ways. First consultants did not present draft findings and recommendations to the Working Group prior to finalizing the report. This is a significant process flaw. Second, the projections for growth are extremely conservative;

- The Market Demand Study is foundational work and what is to come will be predicated on it.;
- Everyone needs to work hard to ensure a professional and harmonious relationships. Mr. Winsor is optimistic that the Working Group will do a thorough job in bringing this project to a successful conclusion.

**Public Discussion Period:**

Mr. Stevens commented that he would like to see gender neutral language incorporated into the next draft of the Meetings Procedure Policy.

**Adjournment:**

**M/James Redmond**

THAT the meeting be adjourned at 7:57 pm.