

WEST HANTS MUNICIPALITY
Committee of the Whole – Budget Meeting Agenda **AMENDED**
April 19, 2023, 6:00 p.m.
Sanford Council Chambers 76 Morison Dr, Windsor, NS
(also held via virtual via Zoom and Facebook livestreamed)



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1. Call to Order
 2. Attendance
 3. Announcements
 4. Approval of the Agenda, including additions or deletions
 5. Declaration(s) of Conflict of Interest
 6. ~~6:00-6:15~~ Windsor Township Business Association
 7. ~~6:15-6:30~~ Budget Overview, Including Proposed Changes
 8. ~~6:30-7:30~~ Discussion and Direction from Council
 9. ~~7:30-7:45~~ Break
 10. ~~7:45-8:30~~ Motions & Resolutions – Pending Council discussions
 - a. Budget Approval Motion
 - b. Tax Exemption List Review and Motion
 - c. Taxing Resolution
 - d. HMCC Resolution
 - e. Property Owners Association Resolution
 - f. Property Tax Assistance Motion
 11. Public Participation Period
 12. Next Meeting Date / Adjournment

WEST HANTS REGIONAL MUNICIPALITY
Special Committee of the Whole (Budget) - Meeting Minutes
April 19, 2023 - 6:00 p.m.



West Hants
something inspiring awaits

1. Call to Order – Deputy Mayor Paul Morton (Chair) called the meeting to order at 6:00 p.m.

2. Attendance
Council

Abraham Zebian, Mayor
Rupert Jannasch, Councillor Dist. 1
Scott McLean, Councillor Dist. 2
Mark McLean, Councillor Dist. 3 6:09 p.m.
Jeff Hartt, Councillor Dist. 4
Debbie Francis, Councillor Dist. 5

Paul Morton, Deputy Mayor Dist. 8
Bob Morton, Councillor Dist. 6
Ed Sherman, Councillor Dist. 7
John Smith, Councillor Dist. 9
Laurie Murley, Councillor Dist. 10
Jim Ivey, Councillor Dist. 11

Staff

Mark Phillips, CAO
Diana Gibson, Acting Director of Financial Services
Shelleena Thornton, Municipal Operations Supervisor
Kathy Kehoe, Dir. Community Development

Deanna Snair, Exec. Asst/ Clerk
Todd Richard, Dir. Public Works
Carmen Dewar-Miller, Admin Assistant (ZOOM)
Sara Poirier, Dir. Planning and Development

Presenters/Public

Adrienne Wood, Windsor Township Business Association
Tim Carr, Resident
Kjeld Mizpah (KJ) Conyers-Steede, Resident

3. Announcements (6:01 p.m.)

Deputy Mayor P. Morton acknowledged that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People and that this land is governed by the treaties of Peace and Friendship signed in 1726.

4. Approval of the Agenda, including additions or deletions (6:01 p.m.)
Voting occurred by a show of hands.

MOVED BY COUNCILLORS SHERMAN AND FRANCIS THAT THE 2023-04-19 SPECIAL COMMITTEE OF THE WHOLE (BUDGET) AGENDA BE APPROVED. MOTION CARRIED.

5. Declaration(s) of Conflict of Interest (6:01 p.m.) - None

6. Windsor Township Business Association (6:01 p.m.)
Adrienne Wood, Chair of the Windsor Township Business Association provided a brief overview of the job description as it related to the request for funding for an additional employee. The individual would focus on building positive relationships and improve communication with business, government, and other entities. Quarterly updates were planned to be presented to Council.

Discussion Points:

- Reduced funding equated to a reduced vision for the person/job description.
- Position was “boots on the ground” (encourage partnerships resulting in increased events to draw people to the region, while continuing current projects, events and support Hantsport create a business association.
- Boundaries/focus would be Hantsport and Windsor, but the Township would support other communities if there was interest in developing a Business District in their communities. (ie. Brooklyn, Garlands Crossing, etc.).
- All-inclusive funding was to assist with payroll and would be general rated.
- There was great potential for economic success for the entire region.

7. Budget Overview (6:34 p.m.)

Acting Director Gibson provided an update.

Bulk Water

Commercial bulk amount related only to commercial sales for the larger meters. Water sales were the revenues collected from water haulers. A large increase was seen in bulk water hauler credits. The budget was based on what was sold in 2022-2023. Actuals were not available due to the year not being finished.

Budget updates

- Deed Transfer Tax increased to \$2 million dollars.
- Removed BFD international training.
- Low-income assistance was increased by \$30,000 (expense related to the increase). \$400.00 across the board and the income cap was changed to \$46,000.
- The water hauler station was removed from Windsor (-\$75,000) and relocated to West Hants (additional \$175,000, expected to purchase land).
- West Hants tax rate reduction of \$0.04.

Updated funding suggestions (to decrease reliance on long-term debt)

Three (3) projects (Lagoon Drive Generator, Backhoe and Unit 35 replacements were now fully funded through the Reserves, half of Wentworth Road and Payzant Traffic was being funded through the Reserve resulting in a decrease of \$980,000 of debt not needed to be funded. This decreased the 2023-24 debt servicing projection by 9%.

Current interest rate debt servicing was decreased. 15 yr loan = \$79,000, 10 yr loan = \$113,000 and) and 5 yr loan = \$214,000.

Discussion Points:

- Financing may be less through the supplier vs MFC if the Backhoe was leased.

\$200,000 was moved from Recreation Properties – Active Transportation to the new Sustainability Services Growth Fund reducing the Canada Community Building Fund (CCBF) spend by \$200,000.

Based on all the changes made, the Operating Budget remained unchanged. Updated spends were seen in the Capital Reserve (Town of Windsor sewer, WHRM Road Infrastructure, WHRM Vehicle Reserve, Capital Reserve, and the Town Public Works Equipment Reserve). Updated spends in the Special Reserves included the CCBF, the Windsor Infrastructure Reserve and the Sustainability Reserve.

Area Rated Roads

Tax rates (as proposed, status quo for 2023) with respect to the roads remaining area rated created \$250,000 in capacity and had a debt servicing ratio of 9%.

General Rated Roads

100% of roads:

- Tax rates were reduced for all areas. Capacity was \$145,505 and the debt serving ratio was 8.8%.

Discussion Points:

- Sustainability was questioned and what would occur once the West Hants Reserves were exhausted.
- Taxes are collected on unfinished structures if the structure was assessed.
- General rating roads shows a shift to a forward thinking, regional approach that was impactful to all. .
- Concerned that the conversation was moving too quickly and excluding the resident's voices. Additional modeling may be needed, it was important to get this right.
- Equalization grant (former Town of Windsor) has brought monies and capacity to the region as a whole.

50% of roads:

- Tax rate reductions for all areas (WH remained at 4%, while Hantsport and Windsor saw less of a reduction).
- Capacity increased (\$521,286) and the debt servicing ratio was 8.7%.
- No draw on Reserves was required for any of the scenarios.

Only main roads:

- Tax reductions for all areas (WH remained at 4%, while Hantsport and Windsor saw less of a reduction). Capacity was \$419,279 and the debt servicing ratio was 8.7%.
- Roads consisted of main travel routes to businesses, connections from businesses to homes in Windsor (56.5% of roads) and Hantsport (71.8% of roads).
- Commercial tax rates were proposed to stay the same in all three scenarios.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR IVEY THAT COMMITTEE OF THE WHOLE PROPOSES COUNCIL PROVIDE THE ADDITION \$30,000 IN THE REQUEST FOR FUNDING FROM THE WINDSOR TOWNSHIP BUSINESS ASSOCIATION. Nays: Jannasch

Additional funding for the Township employee would come from the Capital Reserve to cover the Operating expense increase.

8. Discussions

Bulk Water Discussion:

- More work was needed to see what could be done to offset costs for bulk water users.
- It was felt that residents would hold the water haulers accountable for any adjustments made by the Municipality.
- Website design was not in the budget. Funded by post consolidation funding. Council should expect to see that again.
- LaserFiche was an internal tool, additional licenses were required and were expensive. All public documents requested are provided.
- College Road tender (adjusted in the budget) will be presented at the upcoming Council meeting. Quotes came in less than the estimates.
- Kingsview Drive was part of normal operations (cleaning and maintaining). The drainage ditches along the front of the properties (area of concern) were maintained regularly.
- ARO Reserve (new standard implemented by the Province this year). If a new facility was created, there was now a requirement to return the land or building back to its original state once finished with it. A liability had to be created to pay for that at the time of retirement. Current assets were required to be reviewed and funds set aside to retire those items. Permission was granted to ease into the process, deposits (over \$700,000) would be over a five (5) year period.
- Sewer rates held until the rate study was completed and Council decides on how to proceed.
- Pre-approval for Electric Vehicles (Planning Dept.) was a request to go to tender to order this year for arrival in 2024/25 and to order the second vehicle at the end of the year for arrival in 25/26. Purchase requests would return to Council for approval. Pre-approval for the two (2) Fire trucks, Hantsport's truck (2024/25) and Windsor (2025/26) were only asking to go to tender this year, these items would also return to Council for approval. The Fire Department's intent was to purchase the trucks. Based on the direction of Council a professional consultant would be the standard practice moving forward with Fire-related tenders and provide Council with options.
- The PACE program funding was not in the budget. It was unknown how much funding would be used. Notes were attached to the Reserves indicating that \$300,000 has been allocated to the PACE program.

- The \$5,000 request from Walton Fire Department was included in the current proposed budget.
- Discussions occurred pertaining to condition of Council chambers and seating options. Although no decision has been made regarding a Municipal Complex, there was support for this concern as long as any funds spent were able to be transferrable and not fixed to the current complex.

MOVED BY COUNCILLOR SHERMAN AND MAYOR ZEBIAN THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT STAFF TO REPORT BACK TO COUNCIL WITH QUOTES FOR IMPROVING COUNCIL CHAMBERS AND CHAIRS AND NOT TO EXCEED \$30,000. MOTION CARRIED

- The Pisiquid Canoe Club retains the lease on the building on the waterfront area and was still occupied by them. Heating costs remain their responsibility. The Coach House remains the Municipalities responsibility.
- The Property Tax Exemption list (schedule B) was concerning,
- \$20,000 was provided to Ground Search and Rescue (one-time) to assist and standardize their uniforms.

Bulk Water Discussions:

- Concerns were raised related to how relief for those using bulk water could be achieved. The UARB determines the rate, resulting in the Municipality not being able to change the rate.
- If a change was made, residents would hold the water-haulers accountable.
- The rate needed to be respected. An option to do this and still provide relief could be that the municipality offsets the subsidy.
- Concerns were raised that some residents would pay full rates while others were subsidized, creating inequity.
- Moving the water hauling station closer may be an option, prior to the station moving, no complaints were received. The previous water station located at Morison was not permitted per regulations. A utility is not allowed to sell water unless they own that utility. Windsor sold water to West Hants, who in turn sold water to West Hants residents (not permitted) and the rate was established by the previous Council.
- Report to return to June COTW meeting.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR M. MCLEAN THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DIRECT STAFF TO LOOK AT THE OPTIONS FOR HAVING THE BULK WATER RATES REDUCED TO PREVIOUS LEVELS BEFORE REGULATION FROM THE UARB CAME INTO EFFECT. MOTION CARRIED

9. Break occurred at 8:24 p.m. The meeting resumed at 8:50 p.m.

10. After Break Overview (8:50 p.m.)

The only change made was the addition of \$30,000 for the Township, resulting in a decrease in capacity by \$30,000. (100% General Rated Roads, capacity decreased to \$115,503, 50% General Rated Roads, capacity decreased to \$491,286 and Main Roads General Rated, capacity decreased to \$389,279.

Discussion Points:

- Felt the time was right for a change, revenues were present to support the change and all areas in the Municipality would see a decrease in taxes.
- There was support for General Rating Main Roads (spreading the costs of roads over every property within the region) as it was easier to explain to residents. Everyone uses main roads, and it was prudent to move forward in steps (play it safer).
- The largest decrease was for Hantsport, they had the larger number of affected roads. Hantsport also benefits from a reduction in West Hants rate (it gets area rated for West Hants and Hantsport).
- There was thought that the \$0.04 tax reduction was to offset the 100% General Rating of the roads.
- Consensus was to support funding J-Class Roads.

MOVED BY MAYOR ZEBIAN AND COUNCILLOR MURLEY THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL PROCEEDS WITH THE 100% GENERAL RATED ROADS SCENARIO. MOTION CARRIED Nays: Jannasch, S. McLean and Francis

Annual Tax Exemption Property Listing

Tax Exemption motion was inclusive of all three (3()) schedules. As written, Councillor Ivey could not support Schedule B. Schedule A was for registered charities Canadian (no changes), Schedule B was for nonprofits (not a registered charity but were nonprofits that provided a service that could be a responsibility of the municipality. New additions included the Pisiquid Canoe Club, the Martock Hall and the Panuke Road Park. Schedule C included nonprofit Commercial items.

Discussion Points:

- Concerns were raised with some of the organizations listed in Schedule B. Most of the organizations on the list were halls that provided a similar service throughout the region. There were discussions pertaining to the services some of the organizations provided and if they would be services that the Municipality would normally offer. It was suggested that the Canoe club was not a service that the municipality would normally provide.

MOVED BY COUNCILLORS IVEY AND SHERMAN THAT THE CANOE CLUB BE MOVED FROM SCHEDULE B TO SCHEDULE C.

Discussion Points:

- Both the Canoe Club and the Karate Club were recreational in nature. The Karate Club has been exempted for several years.
- The Canoe Club was not able to move into Schedule C, it did not reside on a Commercial property.
- Previously the Canoe Club leased a municipal building for their activities. 10 years remained on the 20-year lease.
The Canoe Club met the criteria identified in Schedule B, it was at the discretion of Council if they felt this was a service that the Municipality would otherwise provide.

At 9:29 p.m. both the MOVER and SECONDER withdraw the motion. The option to move the Canoe Club to another category did not exist. Consensus was to return to the agenda and further discussions related to this item would occur later on the agenda.

11. Motions and Resolutions

2023-24 Operating Budget (9:31 p.m.)

MOVED BY COUNCILLR MURLEY AND MAYOR ZEBIAN THAT COMMITTEE OF THE WHOLE RECOMMENDS THAT COUNCIL APPROVE THE 2023-24 OPERATING BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON APRIL 19, 2023, OUTLINING TOTAL GENERAL RATED EXPENSES AND TRANSFERS OF \$19,351,075; TOTAL AREA RATED EXPENSES AND TRANSFERS FOR THE COMMUNITY OF WEST HANTS OF \$7,560,298; TOTAL AREA RATED EXPENSES AND TRANSFERS FROM THE COMMUNITY OF HANTSPORT OF \$412,230; AND TOTAL AREA RATED EXPENSES AND TRANSFERS FOR THE COMMUNITY OF WINDSOR OF \$3,809,889. MOTION CARRIED

2023-24 West Hants Water Utility and Windsor Water Utility Budgets (9:32 p.m.)

MOVED BY COUNCILLOR MURLEY AND MAYOR ZEBIAN THAT COMMITTEE OF THE WHOLE RECOMMENDS THAT COUNCIL APPROVE THE 2023-24 WEST HANTS WATER UTILITY AND WINDSOR WATER UTILITY BUDGETS AS PRESENTED TO COMMITTEE OF THE WHOLE ON APRIL 18, 2023. MOTION CARRIED

2023-24 Capital Budget (9:32 p.m.)

Discussion Points:

- Tax exemptions had a separate motion.
- Pre-approval requests for Planning and Fire (items in the 2024-25 budget) were not included in the 2023-24 Capital purchases or in the 2023-24 budget. Items can be dealt with separately.

MOVED BY COUNCILLOR MURLEY AND MAYOR ZEBIAN THAT COMMITTEE OF THE WHOLE RECOMMENDS THAT COUNCIL APPROVE THE 2023-24 CAPITAL BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON APRIL 19, 2023. MOTION CARRIED

2023-24 Reserve Budget (9:35 p.m.)

MOVED BY COUNCILLOR MURLEY AND MAYOR ZEBIAN THAT COMMITTEE OF THE WHOLE RECOMMENDS THAT COUNCIL APPROVE THE 2023-24 RESERVE BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON APRIL 19, 2023. MOTION CARRIED

Taxing Resolution (9:36 p.m.)

MOVED BY COUNCILLOR MURLEY AND MAYOR ZEBIAN THAT COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL THAT BE IT RESOLVED THAT THE SUMS THAT ARE REQUIRED FOR THE LAWFUL PURPOSES OF THE WEST HANTS REGIONAL MUNICIPALITY FOR THE YEAR 2023-24 AFTER CREDITING THE PROBABLE REVENUE FROM ALL SOURCES OTHER THAN THE GENERAL RATES FOR THE YEAR AND MAKING THE ALLOWANCE FOR THE ABATEMENT AND LOSSES THAT MAY OCCUR IN THE COLLECTION OF TAXES AND TAXES FOR THE CURRENT YEAR THAT MAY NOT BE COLLECTED OR COLLECTABLE IS \$19,351,075 AND THIS COUNCIL HEREBY AUTHORIZES THE LEVYING AND COLLECTION OF A GENERAL TAX RATE OF NINETY-EIGHT CENTS (\$0.98) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSED VALUE OF COMMERCIAL PROPERTY AND THE ASSESSED VALUE OF RESIDENTIAL PROPERTY AND GENERAL RESOURCE PROPERTY THAT WILL EQUAL FIVE THREE ONE FOUR CENTS (\$0.5314) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSMENT ON RESIDENTIAL AND GENERAL RESOURCE PROPERTY.

BE IT FURTHER RESOLVED THAT THE SUMS THAT ARE REQUIRED FOR THE LAWFUL PURPOSES OF THE COMMUNITY OF WEST HANTS FOR THE YEAR 2023-24 AFTER CREDITING THE PROBABLE REVENUE FROM ALL SOURCES OTHER THAN THE AREA RATES FOR THE YEAR AND MAKING THE ALLOWANCE FOR THE ABATEMENT AND LOSSES THAT MAY OCCUR IN THE COLLECTION OF TAXES AND TAXES FOR THE CURRENT YEAR THAT MAY NOT BE COLLECTED OR COLLECTABLE IS \$7,560,298 AND THIS COUNCIL HEREBY AUTHORIZES THE LEVYING AND COLLECTION OF AN AREA RATE TAX OF EIGHTY CENTS (\$0.80) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSED VALUE OF COMMERCIAL PROPERTY AND THE ASSESSED VALUE OF RESIDENTIAL PROPERTY AND GENERAL RESOURCE PROPERTY THAT WILL EQUAL FOUR FIVE ZERO NINE CENTS (\$0.4509) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSMENT ON RESIDENTIAL AND GENERAL RESOURCE PROPERTY.

BE IT FURTHER RESOLVED THAT THE SUMS THAT ARE REQUIRED FOR THE LAWFUL PURPOSES OF THE COMMUNITY OF HANTSPORT FOR THE YEAR 2023-24 AFTER CREDITING THE PROBABLE REVENUE FROM ALL SOURCES OTHER THAN THE AREA RATES FOR THE YEAR AND MAKING THE ALLOWANCE FOR THE ABATEMENT AND LOSSES THAT MAY OCCUR IN THE COLLECTION OF TAXES AND TAXES FOR THE CURRENT YEAR THAT MAY NOT BE COLLECTED OR COLLECTABLE IS \$412,230 AND THIS COUNCIL HEREBY AUTHORIZES THE LEVYING AND COLLECTION OF AN AREA RATE TAX OF TWO DOLLARS AND SEVENTY-SEVEN CENTS (\$2.77) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSED VALUE OF COMMERCIAL

PROPERTY AND THE ASSESSED VALUE OF RESIDENTIAL PROPERTY AND GENERAL RESOURCE PROPERTY THAT WILL EQUAL EIGHT THREE TWO THREE CENTS (\$0.8323) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSMENT ON RESIDENTIAL AND GENERAL RESOURCE PROPERTY.

BE IF FURTHER RESOLVED THAT THE SUMS THAT ARE REQUIRED FOR THE LAWFUL PURPOSES OF THE COMMUNITY OF WINDSOR FOR THE YEAR 2023-24 AFTER CREDITING THE PROBABLE REVENUE FROM ALL SOURCES OTHER THAN THE AREA RATES FOR THE YEAR AND MAKING THE ALLOWANCE FOR THE ABATEMENT AND LOSSES THAT MAY OCCUR IN THE COLLECTION OF TAXES AND TAXES FOR THE CURRENT YEAR THAT MAY NOT BE COLLECTED OR COLLECTABLE IS \$3,809,889 AND THIS COUNCIL HEREBY AUTHORIZES THE LEVYING AND COLLECTION OF AN AREA RATES TAX OF TWO DOLLARS AND EIGHTY-SEVEN CENTS (\$2.87) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSED VALUE OF COMMERCIAL PROPERTY AND THE ASSESSED VALUE OF RESIDENTIAL PROPERTY AND GENERAL RESOURCE PROPERTY THAT WILL EQUAL ONE DOLLAR AND ONE TWO FIVE ZERO CENTS (\$1.1250) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSMENT ON RESIDENTIAL AND GENERAL RESOURCE PROPERTY.

BE IT FURTHER RESOLVED THAT THE TAXPAYERS IN THE SAID MUNICIPALITY ARE REQUIRED TO PAY THE WHOLE OF THEIR TAXES ON OR BEFORE THE 1ST DAY OF SEPTEMBER, A.D., 2023 PROVIDED THAT IF THE TOTAL AMOUNT OF TAXES OWING IS NOT PAID IN FULL ON OR BEFORE THE 1ST DAY OF SEPTEMBER, A.D., 2023 THE BALANCE OF CURRENT AND PRIOR YEARS' TAXES THEN OWING WILL BEAR INTEREST AT A RATE OF 15% PER ANNUM, SUCH RATE TO BE CALCULATED MONTHLY AT THE END OF EACH MONTH AT A RATE OF 1.25% UNTIL THE SUMS ARE PAID.

TAX DUE DATE – SEPTEMBER 1, 2023. MOTION CARRIED

Hantsport Memorial Community Centre (HMCC) Area Rate Charge 2023-24 (9:42 p.m.)

MOVED BY COUNCILLOR MURLEY AND MAYOR ZEBIAN THAT COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL THAT BE IT RESOLVED THAT COUNCIL SUPPORT THE AREA RATE FOR THE HANTSPORT MEMORIAL COMMUNITY CENTRE (HMCC) IN THE FOLLOWING AMOUNTS: RESIDENTIAL - \$0.0932 PER \$100 OF TAXABLE ASSESSMENT AND COMMERCIAL - \$0.4814 PER \$100 OF TAXABLE ASSESSMENT FOR A COMBINED TOTAL OF \$100,735, FOR FISCAL YEAR APRIL 1, 2023 TO MARCH 31, 2024. MOTION CARRIED

Blomidon View Residents Association Uniform Charge 2023-24 (9:43 p.m.)

Discussion Points:

- There were no changes in any of the Property Owner's Association agreements. The fees remained the same.

MOVED BY COUNCILLOR MURLEY AND MAYOR ZEBIAN THAT COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$105.00 PER SHARE BASED ON AN UNDEVELOPED LOT, \$420.00 PER SHARE BASED ON A DEVELOPED LOT, AND \$210.00 PER SHARE BASED ON A SEASONAL DWELLING LOT FOR THE YEAR ENDING MARCH 31, 2024, FOR A TOTAL COLLECTION OF \$3,885.00, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE BLOMIDON VIEW RESIDENTS ASSOCIATION. MOTION CARRIED

Chalet Hamlet Property Owners Association Uniform Charge 2023-2024 (9:45 p.m.)

MOVED BY COUNCILLOR MURLEY AND MAYOR ZEBIAN THAT COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$465.75 (INCLUSIVE OF HST) PER MEMBER FOR THE YEAR ENDING MARCH 31, 2024, FOR A TOTAL COLLECTION OF \$94,547.25, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE CHALET HAMLET PROPERTY OWNERS ASSOCIATION. MOTION CARRIED

Chateau Village Property Owners Association Uniform Charge 2023-24 (9:46 p.m.)

MOVED BY COUNCILLOR MURLEY AND MAYOR ZEBIAN THAT COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$514.59 (INCLUSIVE OF HST) PER MEMBER FOR THE YEAR ENDING MARCH 31, 2024, FOR A TOTAL COLLECTION OF \$67,411.29, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE CHATEAU VILLAGE PROPERTY OWNERS ASSOCIATION. MOTION CARRIED

Falls Lake West Owners Association Uniform Charge 2023-24 (9:47 p.m.)

MOVED BY COUNCILLOR MURLEY AND MAYOR ZEBIAN THAT COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$345.00 PLUS HST EACH FOR 120 DEVELOPED LOT FOR THE YEAR ENDING MARCH 31, 2024, FOR TOTAL COLLECTION OF \$47,610.00 AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE FALLS LAKE WEST OWNERS ASSOCIATION. MOTION CARRIED

Innes Lane Road Association Uniform Charge 2023-24 (9:48 p.m.)

MOVED BY COUNCILLOR MURLEY AND MAYOR ZEBIAN THAT COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$250.00 EACH FOR 23 DEVELOPED LOT AND \$100.00 EACH FOR 13 UNDEVELOPED LOTS FOR THE YEAR ENDING MARCH 31, 2024, FOR TOTAL COLLECTION OF \$7050.00 AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE INNES LANE ROAD ASSOCIATION. MOTION CARRIED

North Canoe Lake Cottage Owners Association Uniform Charge 2023-24 (9:49 p.m.)

MOVED BY COUNCILLOR MURLEY AND MAYOR ZEBIAN THAT COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL THAT BE IT

RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$55.79 EACH FOR 10 PROPERTIES BEFORE THE BRIDGE ON CANOE LAKE COVE ROAD AND \$222.98 EACH FOR 34 PROPERTIES BEYOND THE BRIDGE ON THE SAME ROAD FOR THE YEAR ENDING MARCH 31, 2024, FOR A TOTAL COLLECTION OF \$8139.22, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE NORTH CANOE LAKE COTTAGE OWNERS ASSOCIATION. MOTION CARRIED

2023-24 Annual Tax Exemption Property Listing Resolution (9:50 p.m.)

MOVED BY COUNCILLOR MURLEY AND MAYOR ZEBIAN THAT COMMITTEE OF THE WHOLE RECOMMENDS TO COUNCIL BE IT RESOLVED THAT SCHEDULES A, B, AND C OF THE ANNUAL TAX EXEMPTION PROPERTY LISTING FOR FISCAL YEAR 2023-24 BE APPROVED AS PRESENTED. MOTION CARRIED Nays: Sherman, M. McLean, S. McLean, Hartt and Ivey

MOVED BY COUNCILLORS IVEY AND HARTT THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL DEFER TO THE COUNCIL MEETING AND REQUEST THAT STAFF REVIEW THE THREE PROPERTIES WITHIN SCHEDULE B (THE HANTS WEST WILDLIFE ASSOCIATION, THE HANTS SHORE KARATE CLUB AND THE PISQUID CANOE CLUB) TO REVALIDATE THEIR INCLUSION WITHIN THIS CATEGORY.

Discussion Points:

- The policy indicated it was Council's decision if the items in question (new additions to the property tax exemption list) remain on the list. Council determines if the items remain on the list.
- It would be hard to remove properties that have been on the list previously.

Both the MOVER and SECONDER withdrew the motion of deferral at 9:53 p.m.

2023-24 Low Income Tax Assistance (9:55 p.m.)

MOVED BY COUNCILLOR MURLEY AND MAYOR ZEBIAN THAT COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL APPROVESS THE INCRERASE TO A PROPERTY OWNER'S GROSS INCOME FROM ALL SOURCES, INCLUDING THE INCOME OF ALL PERSON'S RESIDING WITHIN THE HOME TO \$46,000 OR LESS. IN ADDITION TO INCREASING THE RESIDENTIAL COMMUNITY CAP TO \$400 FOR ALL COMMUNITIES. AND FURTHER,

**THESE CHANGES WILL BE RETROACTIVE FOR THE 2023 TAX YEAR.
MOTION CARRIED**

Discussion Points:

- +CPI would be in future years. This year was \$46,000.
- The updated form would be sent out with the tax bill, which was the reasoning for the use of the word retroactive. The form was normally due June 30th. Retroactive would indicate there was no cutoff date to apply.
- Motions were not related for the information in the Supplementary Report.

Director Poirier was invited to speak regarding the request related to Electric Vehicles. The Planning department was currently in need of a vehicle. Following a report on conversion from the Clean Foundation, there was an appetite to explore that option. It was foreseen that another vehicle was needed for 2025-26 fiscal year. Two By-Law enforcement officers share one vehicle, and the four Building Officials share three vehicles. If a vehicle is taken out of service, capacity would be decreased.

Discussion Points:

- If a vehicle was required immediately, was there an option to purchase a gas vehicle to get through until EV became more available.
- Within the Building Inspection budget, \$7,500 was allocated to enter into a lease until they were able to receive the Electric Vehicles.
- Concerns were raised regarding the technological changes that could occur in the two-year time period.
- Cost comparisons showed there were cost savings with smaller electric vehicles, but not trucks.

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR MURLEY THAT
COMMITTEE OF THE WHOLE RECOMMENDS COUNCIL GIVE PRE-
APPROVAL FOR BUILDING INSPECTION FOR TWO ELECTRIC VEHICLES AS
STATE IN THE BUDGET. MOTION CARRIED** Nays: Hartt and Sherman

Discussion Points:

- The Clean Foundation Report and link to the meeting will be shared.

**MOVED BY MAYOR ZEBIAN AND COUNCILLOR MURLEY THAT THE
MEETING ADJOURN AT 10:08 P.M. MOTION CARRIED**

12. Next Meeting Date / Adjournment – Next meeting will be Council Meeting April 25, 2023, at 6p.m.

Mayor Abraham Zebian

Deanna Snair, Municipal Clerk