

WEST HANTS REGIONAL MUNICIPALITY

Special Council Meeting Minutes

June 10, 2025 – 8:26 p.m.

Sanford Council Chambers, 76 Morison Dr, Windsor, NS

And virtually via Zoom (also YouTube Livestreamed)



West Hants
something inspiring awaits

1. As Call to Order – The meeting was called the meeting to order at 8:26 p.m.

1. Attendance – It was noted quorum was achieved.

Council:

Abraham Zebian, Mayor

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2

Chrystal Remme, Councillor, District 3

Paul Wheadon, Councillor, District 4

Bob Morton, Councillor, District 6

Debbie Francis, Deputy Mayor, Dist. 5

Kayla Learey-Pinch, Councillor, District 7

Paul Morton, Councillor, District 8

John Smith, Councillor, District 9

Bonnie Smith, Councillor, District 10

Jim Ivey, Councillor, District 11

2. Staff:

Mark Phillips, Chief Administrative Officer

Carlee Rochon, Director of Financial Services

Deanna Snair, Municipal Clerk

Todd Richard, Director Public Works

Gallery – None

Regrets:

Kari Fougere, Acting Director Planning & Dev.

Kathy Kehoe, Director Community Dev.

3. Announcements – No announcements were made.

4. Approval of the Agenda, including additions or deletions – With no proposed changes; the agenda was approved as presented.

5. Declaration of Conflict of Interest - None

6. Budget Committee of the Whole Excerpts (June 2, 2025)

It was noted that Council should have had the detailed budget breakdown included as part of the budget motion information to ensure a full understanding of what was being voted on. Council should not be expected to rely solely on motions passed at the Committee of the Whole meeting without having the relevant breakdown and supporting details readily available.

Another area of concern was the Dial-A-Ride service, as West Hants lacked any other public transportation options aside from private taxi services. For the past three years, Council had provided funding for this program at \$30,000 annually, plus CPI adjustments. However, the current proposed budget did not include any allocation for this service moving forward. In discussions with Dial-A-Ride, it was confirmed that 100% of the requested funding was used to subsidize rides for individuals who rely on the service. Given its significance to the community, it

was suggested there may be an appetite to revisit the discussion following the conclusion of the budget process.

a) 2025-2026 Operation Budget

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL APPROVE THE 2025/26 OPERATING BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON JUNE 2ND, 2025, OUTLINING TOTAL GENERAL RATED EXPENSES AND TRANSFERS OF \$16,953,619; TOTAL AREA RATED EXPENSES AND TRANSFERS FOR THE COMMUNITY OF WEST HANTS OF \$4,646,980; TOTAL AREA RATED EXPENSES AND TRANSFERS FROM THE COMMUNITY OF HANTSPORT OF \$634,408; AND TOTAL AREA RATED EXPENSES AND TRANSFERS FOR THE COMMUNITY OF WINDSOR OF \$4,120,970. MOTION CARRIED. Nays: Jannasch, McLean, J. Smith and Ivey

b) 2025-2026 Water Utility Budget

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL APPROVE THE 2025/26 WEST HANTS REGIONAL WATER UTILITY BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON MAY 12TH, 2025. MOTION CARRIED. Nays: Ivey

c) 2025-2026 Capital Budget

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL APPROVE THE 2025/26 CAPITAL BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON JUNE 2ND, 2025. MOTION DEFEATED. Nays: Jannasch, McLean, Francis, Leary-Pinch, J. Smith and Ivey

d) 2025-2026 Reserves Budget

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL APPROVE THE 2025/26 RESERVE BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON JUNE 2, 2025. MOTION CARRIED. Nays: Jannasch, McLean, J. Smith and Ivey

Time will need to be set aside to further review the proposed Capital Budget and discuss the necessary changes required for it to gain support."

e) 2025/26 Funding Agreements

i. Avon River Heritage Museum

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR MCLEAN THAT COUNCIL APPROVES ENTERING INTO A 3-YEAR FUNDING AGREEMENT WITH THE AVON RIVER HERITAGE MUSEUM, TO SUPPORT ON-GOING OPERATIONS, BEGINNING IN 2025/26, INCLUDING SIMILAR TERMS OF

OTHER FUNDING AGREEMENTS AND FURTHER, THAT THIS FUNDING BE SET AT \$25,000 PLUS AN ADJUSTMENT FOR COST-OF-LIVING. MOTION CARRIED

ii. Avon Community Farmers Market

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT COUNCIL APPROVES ENTERING INTO A 3-YEAR FUNDING AGREEMENT WITH THE AVON COMMUNITY FARMERS MARKET, TO SUPPORT ON-GOING OPERATIONS, BEGINNING IN 2025/26, INCLUDING SIMILAR TERMS OF OTHER FUNDING AGREEMENTS AND FURTHER, THAT THIS FUNDING BE SET AT \$5,000 PLUS AN ADJUSTMENT FOR COST-OF-LIVING. MOTION CARRIED

f) 2025-2026 Taxation Resolution

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT BE IT RESOLVED THAT THE SUMS THAT ARE REQUIRED FOR THE LAWFUL PURPOSES OF THE WEST HANTS REGIONAL MUNICIPALITY FOR THE YEAR 2025-26 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 \$16,953,619 AND THIS COUNCIL HEREBY AUTHORIZES THE LEVYING AND COLLECTION OF A GENERAL TAX RATE OF NINETY-EIGHT CENTS (\$.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 SEVEN EIGHT THREE ONE CENTS (\$0.7831) 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 2025-26 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 \$4,646,980 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 TWO TWO NINE TWO CENTS (\$0.2292)

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 2025-26 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 \$634,408 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 FIVE SEVEN ZERO SIX CENTS (\$0.5706) 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 2025-26 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 \$4,120,970 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 EIGHT SIX THREE THREE CENTS (\$0.8633) 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., 2025 PROVIDED THAT IF THE TOTAL AMOUNT OF TAXES OWING IS NOT PAID IN FULL ON OR BEFORE THE 1ST DAY OF SEPTEMBER, A.D., 2025 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, 2025. MOTION CARRIED. Nays: Nays: Jannasch, McLean, J. Smith and Ivey

g) Annual Tax Exemption Property listing 2025-2026

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR B. SMITH THAT BE IT RESOLVED THAT SCHEDULES A, B, AND C OF THE ANNUAL TAX EXEMPTION PROPERTY LISTING FOR FISCAL YEAR 2025-26 BE APPROVED AS PRESENTED. MOTION CARRIED

h) Blomidon View Residents Association Uniform Charge 2025-2026

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH 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, 2026 FOR A TOTAL COLLECTION OF \$4,515.00, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE BLOMIDON VIEW RESIDENTS ASSOCIATION. MOTION CARRIED

i) Chalet Hamlet Property Owners Association Uniform Charge 2025-2026

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH 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 \$652.80 (INCLUSIVE OF HST) PER MEMBER FOR THE YEAR ENDING MARCH 31, 2026, FOR A TOTAL COLLECTION OF \$133,024.32, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST LESS SHALL BE FORWARDED TO THE CHALET HAMLET PROPERTY OWNERS ASSOCIATION. MOTION CARRIED

j) Chateau Village Property Owners Association Uniform Charge 2025-2026

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH 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 \$530.73 (INCLUSIVE OF HST) PER MEMBER FOR THE YEAR ENDING MARCH 31, 2026 FOR A TOTAL COLLECTION OF \$69,525.63, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST LESS SHALL BE FORWARDED TO THE CHATEAU VILLAGE PROPERTY OWNERS ASSOCIATION. MOTION CARRIED

k) Falls Lake West Owners Association Uniform Charge 2025-2026

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH 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 \$445.00 PLUS HST EACH FOR 122 DEVELOPED LOT FOR THE YEAR ENDING MARCH 31, 2026 FOR TOTAL COLLECTION OF \$61,890.60 AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE FALLS LAKE WEST OWNERS ASSOCIATION. MOTION CARRIED

l) Innes Lane Road Association Uniform Charge 2025-2026

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH 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 22 DEVELOPED LOTS AND \$100.00 EACH FOR 13 UNDEVELOPED LOTS FOR THE YEAR ENDING MARCH 31, 2026, FOR TOTAL COLLECTION OF \$6,800.00 AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE INNES LANE ROAD ASSOCIATION. MOTION CARRIED

m) North Canoe Lake Cottage Owners Association Uniform Charge 2025-2026

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH 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 \$62.60 EACH FOR 10 PROPERTIES BEFORE THE BRIDGE ON CANOE LAKE COVE ROAD AND \$250.18 EACH FOR 34 PROPERTIES BEYOND THE BRIDGE ON THE SAME ROAD FOR THE YEAR ENDING MARCH 31, 2026, FOR A TOTAL COLLECTION OF \$9,132.12, 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

n) Hantsport Memorial Community Centre Area Rate Charge 2025-2026

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT BE IT RESOLVED THAT COUNCIL SUPPORT THE AREA RATE FOR

THE HANTSPORT MEMORIAL COMMUNITY CENTRE (HMCC) IN THE FOLLOWING AMOUNTS: RESIDENTIAL - \$0.0603 PER \$100 OF TAXABLE ASSESSMENT AND COMMERCIAL - \$0.3498 PER \$100 OF TAXABLE ASSESSMENT FOR A COMBINED TOTAL OF \$112,321, FOR FISCAL YEAR APRIL 1, 2025 TO MARCH 31, 2026. MOTION CARRIED

7. Next Meeting Date / Adjournment – June 10th, 2025 Committee of the Whole Meeting 6 pm
The meeting adjourned at 8:51 p.m. as there was no further business to discuss.

Mayor Zebian (Chair)

Deanna Snair, Municipal Clerk