

Breadalbane Council Meeting

September 11, 2023

Councillors Present: Irene Novaczek, Lisa MacLennan, Kent MacLennan, Bev Fowler, Dave Ross.

Residents attending: Jaimie Doucette, Renee Ross, Margo Dooks, Jessica Stewart, Andrew Kelly, Roxanne and Duanne Stewart, Marilyn Reeves, Rebecca MacLeod, Monty Lee, Logan Cameron, Dillion Cameron, Emma Gallant, Laural Wigmore, Tessa, Allan Gamester, Wayne Gamester, Kim MacLeod, Laura Bain.

1. Call to order / appointment of interim CAO: Motion was made by Mayor Novaczek, seconded by K. MacLennan that Marianne be appointed interim CAO for the purpose of taking minutes. Motion approved (unanimous).

2. Approval/adoption of agenda. Christmas craft fair & community corn boil were added to # 7. Moved by Mayor Novaczek, seconded by L. MacLennan to adopt Agenda. Approved (unanimous).

3. Declaration of pecuniary or any other conflict of interest. There were no declarations.

4. Adoption of minutes from May 15 (regular council meeting) and July 10 (special Council meeting). Minutes of May 15 and July were read and approved, pending inclusion of changes in the May minutes identified by Councillor Fowler. Moved by Mayor Novaczek, seconded by L. MacLennan. Approved (unanimous).

5. Business arising from minutes:

5.1 Housing. On 23 June, Council members met with Bill Campbell & Gerry MacPhee of Kings Square Housing Co-op; community facilitators Trish Altass and Lynn Lund; Architect Mary Gerrard; and Housing consultant Sheldon Fell. Sheldon and Mary subsequently came out to evaluate the condition of the community hall and surrounding land as a possible building site for affordable, senior-appropriate housing. We have applied to the Donnelly Foundation for funding to have a community-based process of needs assessment, planning and project design.

5.2 E-car charger. Several contractors who will apply to Flow for the contract to install and e-car charger at the hall came to do a site inspection. There has been no word from Chevrolet or Flow concerning a possible installation date.

5.3 Breadalbane Day. Lisa put a call out for volunteers to organize a fun day in the park for children but there was no response, so that did not proceed.

5.4 Community garden. Irene sent a call out to those residents who indicated last fall that they were interested in establishing a community garden on the land beside Ivan's store, but there was no response, so that did not go ahead.

6. Senior's Secretariat Project. An application for funding was sent by former CAO Michelle Pineau to the Seniors' secretariat but there has been no response yet.

7. New business

7.1 Resignations from Council and byelection. John Macleod and Toby Hill have resigned from Council. We thank them both for their willingness to serve and wish them well. We will ask Municipality of Victoria, which has a byelection coming up, whether we can appoint their staff as our Municipal Election Officer and Deputy MEO. Two individuals (Rebecca Macleod and Jessica Stewart) have indicated interest in running for election; once nominations open there may be others who step forward. The Municipal Electoral Officer & Deputy will be hired to conduct the byelection in the event that more than 2 people are nominated. If only two people stand for election, they will be acclaimed.

7.2 Xmas craft fair will go ahead, led by Councillor L. MacLennan and Joanie Sutton.

7.3 Community corn boil (Councillor L. MacLennan) schedules for 23 September, 3 PM.

8. Committee reports

8.1 Planning committee. (Councillor Fowler and Mayor Novaczek)

Council has been looking at the requirements identified by Municipal Affairs for a viable Municipality. The province indicates that to be viable a municipality needs a population of 4000. In the process of working with Crapaud and Victoria, Council has learned that they too have concluded they cannot be viable under the new Municipalities Act. Our main concerns are to maintain municipal status so that we have funds to run, maintain and insure the Community Center and playground. One option is to amalgamate with other municipalities; we have been investigating this and should continue. Other options are to annex surrounding communities, increase the municipal tax rate and/or find ways to cut costs. As the tax rate would have to be tripled, this is not a preferred option. Councillor Fowler said we have to look at the costs of the community center.

If we gave up municipal status, the province would take ownership of our assets. We could explore opportunities to transfer the Community Center to a volunteer group that is able to raise the thousands of dollars needed every year to keep it open. The main issue with the park is how to pay for insurance. The current insurance bill is \$7200. This plus fire dues (\$8,000) eats up most of the tax revenue, which is \$17,400/y. We will have a discussion with Municipal Affairs, to seek further support. They gave us a grant last year of \$15,000, but that was a one-time contribution. They may have some ideas to help us become viable.

The Municipality also needs a land use plan by the end of 2024. There is some funding available for developing a plan, but first we have to survive. One way to reduce costs is to share services with nearby municipalities, without amalgamating.

8.2 Financial report. (Councillor Fowler)

The audit has stalled due to the CAO not having gathered together the necessary information. It will take a few months to get the audit ready.

The CRA has written to the Municipality indicating that there is revenue owing CRA but CRA has not finished assessing what that amount might be. It is the result of monthly deductions for a former part time staffperson being submitted late.

The budget currently has a cash deficiency of \$11,240. We are not going to be able to function without an increased revenue stream. Action: Councillor Fowler and Mayor Novaczek have agreed to have discussions with Municipal Affairs.

8.3 Office hours. (Mayor Novaczek)

There was a shared office agreement in place with Kinkora but that municipality has some big projects coming up and could no longer spare the staff resources to help Breadalbane. Hunter River was asked to share services but declined. The next question is, can we have an agreement with Victoria or Crapaud.

8.4 Capital Projects: (Councillor L. MacLennan)

Storage and generator sheds: The new storage shed beside the hall needs some more paint. Volunteers are invited to help. The electrical hookup has to be moved from the old shed to the new and that involves also moving the security system to the new shed. The small, old shed contains the generator so it can't be moved until the electrical work is done and the generator moved, given that it is hurricane season and we may need it. With the new shed, the generator can be on the porch of the shed when it is running, a safer situation than having it in the building. The old shed, once moved to the park, will provide potable water to park visitors and hikers, and a power panel to support events in the park. Council would like to get the shed moved this fall. We are looking for someone with a forklift that could help with that.

The Gas Tax refund program only covers new infrastructure so we are hard pressed to use it because new buildings involve increased costs for maintenance and insurance. An application was made to the Gas Tax fund to see if it might top up the funding we got to build the new shed, but they deemed it not eligible because it is not "cultural infrastructure".

Other capital projects: Council requested quotes for removing the rotted-out basement floors and Stephen Barlow did the work. There are still some issues that need to be addressed before the space is usable. The Hall attendant will be bleaching the walls as a first step. We have not yet figured out why the lower basement continues to be so damp; there are no cracks in the concrete. There is a dehydrator going 24 hours/d that has to be emptied every day. We need funding and a contractor to replace the baseboards and take care of the leak that is evident by front door.

Trash: Mayor Novaczek asks if there is someone in the community who has a dumpster and would be willing to take the trash, there is not a lot generated each month. We have historically used John MacLeod's dumpster but an alternative will need to be found when John moves away.

Adding solar panels to the roof: This project has been funded by Gas Tax but because of material supply issues, the work has not yet been done.

Mayor Novaczek noted that Council is seeking a new CAO. The position has been advertised. There are 21 candidates and 14 appear to have the basic requirements. There will be a short list developed and interviews will follow soon.

8.5 Bylaws:

Our Procedural Bylaw was passed in 2018 but recently, Municipal Affairs requested that all Municipalities review this bylaw. Council has done that. Motion made by Councillor Fowler and seconded by Councillor L. MacLennan to approve the Procedural By-law (second reading). Motion carried (unanimous). It now goes to Municipal Affairs for signature. Action: Mayor Novaczek will forward the amended Procedural bylaw to Municipal Affairs.

Second reading of the EMO Bylaw will be at the next regular Council meeting on Nov 13. The main changes are in the EMO plan that assigns various roles to volunteers.

9. Delegation presentation to Council

Roxanne Stewart asked for clarification concerning where Council meeting minutes are being posted. A copy of any approved Council meeting minutes can be requested from the CAO. We do have a website and the volunteer who helps with that will post all of the meeting minutes for the past year on there.

A copy of notes from the public meeting of May 2, on the topic of field parties, was requested. As the May 2 meeting was not a Council meeting but a public meeting, no formal minutes exist. The video from that meeting cannot be made available because some members of the community who were at the meeting did not want the video circulated because they had been harassed after the meeting and did not want further trouble.

Margo Dooks asked what happened to the old shed at the park. Council replied that it was rotten, could not be repaired and was taken off site. Margo also asked about the noise by law and the reply was that it had been put aside but could be brought forward in future if needed.

Margo's reason for asking to speak was to discuss the May meeting. She said after the meeting, everyone was happy that a process had been identified. But soon after, there was no action on that process. Mayor Novaczek Irene explained that the RCMP had told her that the process could not be followed, that it was not in the jurisdiction of the Council to negotiate terms. Also, the RCMP had a plan to control underage drinking at field parties. Mayor Novaczek asked them to send an officer to Breadalbane to explain to residents what their plans were, and that public meeting was held the next week.

A member of the audience asked why the list of attendees to the May 2 meeting was handed over to the RCMP. Audience members suggested that their privacy was invaded by the release of that list. The list had attendees' names and which community they came from, but no phone numbers. The RCMP asked

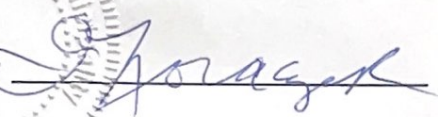
to see it specifically to find names of Summerside and Charlottetown party organizers that they wanted to contact.

Rebecca MacLeod's question concerned the EMO committee. She requested that if a person was appointed by Council to check on vulnerable people during an emergency, that the person go through a security check. Mayor Novaczek assured Rebecca that that would be the case.

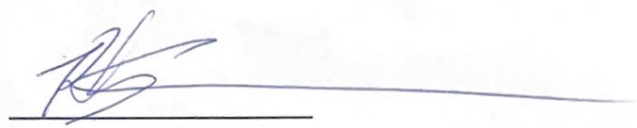
Motion to adjourn. Moved by B. Fowler; seconded by D. Ross. Approved (unanimous)

Approval Date: Nov 13, 2023





Mayor



CAO