

~~NEW~~-APPROVED MINUTES OF  
THE RURAL MUNICIPALITY OF BREADALBANE'S  
RATEPAYERS' and REGULAR COUNCIL MEETING T of UESDAY, FEBRUARY 21, 2023  
7:00 PM  
COMMUNITY HALL, 4023 DIXON RD.

Her Worship Mayor Novaczek called the Ratepayers Meeting to Order at 7:04 with Phil Corsi and Toby Hill in attendance. Her Worship Mayor Novaczek turned the floor over to Deputy Mayor and Finance Chair Bev Fowler to walk the attendees through the Financial Plan for the Municipality. He began by explaining that the budget provisions and budget approved from last year.

MLA Brad Trivers entered the meeting at 7:06 and was warmly greeted.

Deputy Mayor and Chair of Finance Mr. Fowler continued, indicating that the budget allotment is low and that HST rebates are already calculated into the expenses below.

**Financial Plan Highlights:**

Expenses for the Community Centre are 15K. vs the approx. of 12K last year, adding 2K in for snow removal. Councillor MacLead had been doing this as an in-kind contribution and we cannot anticipate that he will be continuing.

The budget for the park has increased. The costs of repairs will come off the 5-year capital plan: Major repairs and capital items.

Pg. 2. Budget for Services are estimated to be quite comparable to last year. A big item is fire protection, which is set at our assessment base x 10.5-11%, so that no one is playing more than 250 for fire protection. Some infrastructure is exempt from fire dues. This amount should end up being about 8K.

There is an estimated administration increase of ~6k. 18-> 24K to cover depreciation. Amortization does not count. Anticipating a small loss.

There is a surplus of 15K coming forward from last year and the MASP is a huge benefit.

The last line items in the spreadsheet are the transfers from Capital Plan projects, being our share of the capital projects cost.

We envisage a surplus of approx.. \$2 698.

We will continue to enter items into the Five-Year Capital Plan.

Her Worship Mayor Novaczek offered a tweak, suggesting to add costs for heat pump cleaning – will be around \$500 per annum.

Shared Services of approx. \$600 instead of \$300 for shared spaces cost.

There may be some small office supplies costs, such as for a printer needs upgrade, probably \$400-500 for a new printer. Office Supplies costs may be up to 1K.

The Financial Plan and Budget will be adopted at next meeting. Deputy Mayor Mr. Fowler reiterates that there will be no increase in taxes.

Property taxation was explained in that all tax bills are really to cover 3 parts: Province covering all the services the province delivers. E.g. On a 150 K property assessment, the Provincial Treasury brings in \$1 500. A \$300 balance is for waste management. The Municipality gets about 15% of the total.

Deputy Mayor turns the floor back over to Her Worship Mayor Novaczek to introduce and share highlights of the Five Year Capital Expenditures Plan and reiterates that the Financial Plan and Budget are drafted as previsions/guestimate.

Her Worship Mayor Novaczek explains that the Five Year Capital Expenditures Plan will be spread out over the years as there simply is not the money to do all that we would like to. The solar panels will offset the oil and electricity costs of our traditional energy systems. The new solar panel will help to reduce the energy costs/bills, but will not pay for the meter service fee and will not recover the street light costs.

There was a question as to how many kilowatts we have and a comment that a back-up propane generator would be nice to have.

Fencing needs to be replaced; this will ensure safety and protections of assets.

Costs from this fiscal include repairs to the storage shed, which will be covered by a grant.

A community garden is a goal and funding will be sought. And a raised bed in the playground would be a component of this project. MLA Trivers suggests reaching out to 4-H for a potential collaboration.

A playground inspection has revealed some upcoming costs, including a pea gravel upgrade, which will be a considerable cost. There are more small needs regarding playground upgrades.

We need more than to grow tax base.

Regular Council Meeting:

Her Worship Mayor Novaczek moved to adopt the agenda. Councillor K. MacLennan seconded the motion. Unanimously adopted.

There were no disclosed conflicts of interest.

Her Worship Mayor Novaczek invited Councillor K. MacLennan to walk us through the road issues. He passed around handouts and drew attention to the unsatisfactory road conditions, causing concerns including wear and tear on residents' vehicles. It was noted that it is a perpetual problem with the Dixon Rd. There are significant potholes on the Breadalbane Rd and appreciable flooding on Inkerman Rd. MLA Trivers offered comments on the road conditions and concerns raised. He had noted that the milled surface on the Millvale Rd. seems to be working well, so that may be a direction to take.

And offers to broker a meeting with Councillor K. MacLennan and the Roads Supervisor or Superintendent.

Discussion on the value of potentially linking Breadalbane and Emerald with year round access ensured. It was noted that legislation may need to be changed and also that the Princeton Rd is open year-round.

MLA Trivers also offered the comment that the squeaky wheel gets the grease. The Millville Rd. campaigned. He shared the number to text and post pictures re: road conditions. 902-200-6649 to text in road issues. Send the civic #, a pic or a text.

Her Worship Mayor Novazcek thanked MLA Trivers for attending, listening and responding and thanked Councillor K. MacLennan for representing the municipality in this important stakeholder engagement.

The Minutes of the previous meeting were unanimously adopted.

Discussion on establishing a new Facebook page followed.

Deputy Mayor Bev Fowler moved, and Councillor L. MacLennan seconded the establishment of a new FB page. Unanimously adopted.

Discussion on the Seniors Housing meeting of Jan. 15 followed and it was shared that subsequent Councillor L. MacLennan has conducted some additional groundwork / surveying of residents. There are 8 plus another potentially interested in seniors housing. This is a reasonable # of pple/critical mass to start on something. There was discussion, including would there be a means test and yes, and a concern that the affordable housing model kind of puts them in a ghetto and that an intergenerational living would be a better model. A provincially-owned model may not be the way to go. It may serve the community's needs better to attract a private developer – e.g. Allan Weeks and Jamie Pound and seek a government contribution to go toward capital costs.

The consensus was to pursue that and also the need to have another conversation with our seniors. Need to attract a small nursing home, close to this rental concept.

The concept of co-op housing was brought forth, but capacity to manage could be an issue.

Deputy Mayor Bev Fowler brought up social media and it was decided that the conduct is to not interact there. Residents shall be invited to come to Council. We can host info meetings. The new FB group will establish itself over time. Councillor K. MacLennan suggested that we let go of the community page and it back to the original owner. Mayor Novazcek proposed a motion that we formally decide to have the new page and have Erin V. as the administrator. Deputy Mayor Bev Fowler seconded the motion. Councillor K. MacLennan suggested that we not sit back and wait for pple to ask to join, but rather invite them.

Unanimously adopted 3 – 0.

ToR for Planning Committee have been developed. These will be circulated.

Mr. Corsi asked about applying for summer student for trail work, tree planting and noted that Island Trails did a really great job. It would enhance the trail.

Deputy Mayor Bev Fowler responded that we used to have a committee manage it. Due to capacity, it would have to be done through or in conjunction with another group.

We have renegotiated shed improvement grant.

Housing meetings are inching forward.

On a go-forward basis, Council will get a set of financial statements quarterly. Bank statements of transactions are available at any time. We are not very flush, but we have a financial system and will answer questions as they arise. Expect quarterly financial reports.

The back door and window are repaired and lights replaced. Spring's coming, the doors fixed and there's no draft!

MLA Trivers added that there is a North Shore Committee for Climate Adaptation. It is a long-term foundational project that will help us adapt and is tied to Climate Justice. Partnering with the Gulf Shore Health Corp. and trying to partner with youth. More foundational.

A Ministerial Appointment for Toby Hill, who has training in change management, is going forward. The importance of change and why it is necessary and that communication and engagement is key. (i.e.. getting people to understand that change is necessary). B

Deputy Mayor Bev Fowler moved to adjourn. Unanimously adopted and meeting was adjourned.

Approved March 14 2023

Michelle  
CAO

D. Novak  
Mayor

**RURAL MUNICIPALITY OF BREADALBANE  
COUNCIL MEETING AGENDA TUESDAY, FEBRUARY 21, 2023, 7 PM  
COMMUNITY HALL, 4023 DIXON RD.**

**PART 1: Annual Ratepayers Meeting**

1. Call to Order
2. Review of Financial Plan and Budget for 2023-24 (CAO and Chair of Finance Committee)

**PART 2: Regular Council Meeting**

1. Adoption of Agenda
2. Declaration of any conflict of interest
3. Adoption of Minutes of 31 January Regular Council Meeting
4. Business Arising from the Minutes
  - 4.1 Seniors affordable housing (I. Novaczek)
  - 4.2 Unsightly properties (J. MacLeod)
  - 4.3 Council Facebook page (I. Novaczek)
  - 4.4 ToR for Planning committee (B. Fowler)
  - 4.5 Library lights (I. Novaczek)
  - 4.6 Water filter (J. MacLeod)
  - 4.7 Fire dues (CAO)
  - 4.8 Shed reconstruction project extension (CAO)
5. New Business
  - 5.1 Resident Concerns re: road conditions (Breadalbane Rd, Inkerman Rd and Dixon Rd)
6. Special Speaker: Mr. Brad Trivers, MLA for Rustico-Emerald
7. CAO Report (Michelle Pineau)
8. Mayoral Report (Irene Novaczek)
9. Committee Reports
  - 9.1 Finance (Bev Fowler)
  - 9.2 Planning: Has not met since last meeting
  - 9.3 Emergency Management: Has not met
  - 9.4 Bylaws: Has not met
  - 9.5: Capital projects: Update on shed repair, solar panels & e-car charger (I. Novaczek & CAO)
10. Next Meeting Date: 14 March 2023
11. Adjournment