

Minutes
Regular Monthly Meeting
27 Pleasant Street & Zoom Conferencing
Wednesday, November 10, 2021 – 7:00 pm

Attendance: Bill Nauss, Commissioner; Nancy Hatch, Commissioner; Martin Hiltz, Commissioner; Dennis Egyedy, Clerk Treasurer; Maxine Veinot, Recording Secretary; Chief Hiltz, via Zoom

Regrets: Commissioner Heisler

Public Gallery – Jo-Ann Grant

1.0 Call to Order

Commission Chair Nauss called the November 10, 2021, regular monthly meeting, In-Person and via Zoom video, of the Village of Chester Commission to order at 7:04 pm.

2.0 Public Forum - Nil

3.0 Approval of Agenda/Additions to Agenda

- 6d - Correspondence – Michael Sullivan - NS Property Tax
- 7d – Fire Hall Committee
- 8c – New Business – Fire Truck
- 9b - In Camera – Fire Contract

MOTION #21-142: Commissioner Hatch moved; Commissioner Hiltz seconded:
The approval of the agenda with the additions of 6(d), 7(d), 8(c) and 9(b).

Unanimously Carried

4.0 Review/Approval of Minutes

- a) Regular Meeting: Wednesday, October 13, 2021

MOTION #21-143: Commissioner Hiltz moved; Commissioner Hatch seconded:
The approval of the Minutes of October 13, Regular Monthly meeting.

Unanimously Carried

- b) Special Meeting, Wednesday, October 26, 2021

MOTION #21-144: Commissioner Hiltz moved; Commissioner Hatch seconded: The approval of the Minutes of October 26, 2021, Special meeting.

Unanimously Carried

5.0 Business Arising

Nil

6.0 Correspondence

a) Commission Vacancy, Elizabeth Myatt

Ms. Myatt offered a proposal to fill a vacant commissioner seat which is contrary to government legislation. Chairman Nauss will reply to the letter.

b) Fisheries and Aquaculture Minister – Steve Craig

A reply was received from the Minister of Fisheries and Aquaculture regarding the commission's opposition to Open-Pen fisheries.

c) Municipality of Chester, Tipping Fees

MOC has agreed to wave the landfill tipping fees on the demolition material from the Windjammer motel, "subject to the removal of any asbestos material".

d) NS Property Tax Proposal – Michael Sullivan

A non-resident property owner expressed his objection to the Government of Nova Scotia imposition of additional tax measures on non-resident property owners. Chairman Nauss will reply to the letter.

MOTION #21-145: Commissioner Hatch moved; Commissioner Hiltz seconded:
To accept the correspondence as information.

Unanimously Carried

7.0 Reports

a) Clerk Treasurer

Clerk Treasurer, Egyedy submitted a summary on the cost of firehall land acquisition. As of October 2021, the total cost of land is \$723,260.36 which does not include the removal of debris, asbestos removal, and building demolition. It is estimated that these additional costs will exceed \$100,000.00. All the costs of this project has not been budgeted.

The fire apparatus reserve investment of \$758,257.42 is due to mature on December 25th, 2021 with interest earned of \$14,246.52. Egyedy recommended reinvesting the funds into a cashable investment. An additional \$58,938.47 for loan repayment and \$150,000.00 annual contribution will raise the fire apparatus reserve to \$967,195.89.

Egyedy expressed concern over the unbudgeted expenses this year which have reduced our bank balance to \$124,362.63 as of October 31st, 2021. According to the attached financial statements, there are considerable budgeted expenses prior to our year-end. The approved reserve fund withdrawals of \$30,000.00 from Operating reserve and \$45,000.00 from Pool reserve will be completed by the Auditor. Fortunately, this week we received our 3rd quarter tax payment of \$221,919.00 and are waiting for our HST Rebate of \$56,591.07.

MOTION #21-146: Commissioner Hiltz moved; Commissioner Hatch seconded:

The re-investment of the fire apparatus reserve fund of \$758,257.42 which matures on December 25, 2021, into a cashable investment.

Unanimously Carried

Commissioner Hatch asked if the Clerk's Report should be changed as the report includes costs that have not happened, such as the asbestos removal. Chair Nauss stated it should be changed as it is misleading.

Clerk Treasurer, Egyedy stated that he cannot change his report as it is a record of fact when it was included in the meeting package. The commissioners have the right to comment on the information presented and include a statement in the meeting minutes.

MOTION #21-147: Commissioner Hiltz moved; Commissioner Hatch seconded:

The approval of the Clerk Treasurer's report as presented.

Unanimously Carried

b) Financial Statement/Bank Transactions – October 2021

The monthly financial statements were reviewed by the Clerk Treasurer. Egyedy stated that there are a lot of budgeted accounts with funds to be spent over the next four months. It is fiscally irresponsible to spend unbudgeted money when approved budgets are outstanding.

Clerk Treasurer Egyedy will review the next financial statements at the end of November to determine the amount of unspent budget items.

MOTION #21-148: Commissioner Hatch moved; Commissioner Hiltz seconded:

To approve the October Financial Statements and Bank Transactions as presented.

Unanimously Carried

c) Fire Chief

Chief Hiltz attended on Zoom and reported (7) emergency dispatches: one (1) fire, two (2) vehicle collisions, two (2) alarms, one (1) Hazardous materials, and one (1) medical.

Chief Hiltz stated that Pumper Tanker 541 was towed to Cummins Diesel in Dartmouth. Chester Basin and Hubbards fire departments were on mutual aid standby. Bridgewater and Hantsport fire departments offered a tanker if 541 would be out of commission.

Practices/ training continued and a 107-foot aerial truck was demonstrated when toured in the area. The cost of the vehicle is only \$1.4 million or \$200K per department.

Chair Nauss suggested that thank-you letters be sent to the departments that supported our volunteers. Chief Hiltz will supply the contact information on the departments.

MOTION #21-149: Commissioner Hiltz moved; Commissioner Hatch seconded:

The approval of the Fire Chief's report as presented.

Unanimously Carried

d) Committee Reports

Firehall Design Committee Report was presented by Commissioner Hatch. The committee has listed the elements required in the new firehall; however, they do not have the technical ability to design the building or drawings based on building elevations. Hatch stated that the committee completed their mandate and recommends dissolution of the committee by the commission.

The committee urges the commission to meet with councillors from Districts 1,3, and 7 including the Warden to discuss the benefits of a new firehall. Secondly, there should be one public meeting with residents and businesses to provide an update on the firehall. Finally, a Request for Proposals should be issued for a conceptual design and technical services.

MOTION #21-150: Commissioner Hiltz moved; Commissioner Hatch seconded:

To approve the dissolution of the Firehall Design Committee for the new fire hall and accept the committees final report with recommendations.

Unanimously Carried

MOTION #21-151: Commissioner Hatch moved; Commissioner Hiltz seconded:

To research and issue a Request for Proposals to provide conceptual design and predevelopment technical services on a new firehall.

Unanimously Carried

8.0 New/Other Business

a) Request for Decision – Windjammer Demolition

Clerk Treasurer, Egyedy presented the commission with the results of a Request for Proposals on the demolition of the Windjammer Motel. A total of thirteen companies were contacted and only three proposals were submitted. The lowest price for the job was \$46,640.00 plus HST.

An application was made to Municipality of Chester for a demolition permit. Prior to demolition, the sewer-line must be capped, and all asbestos must be removed from the buildings. The commission recommended to Table this project until the asbestos is removed.

MOTION #21-152: Commissioner Hiltz moved; Commissioner Hatch seconded:

To Table the Requests for Proposals on the demolition of the Windjammer Motel to a later date.

Unanimously Carried

b) Request for Decision – Asbestos Removal

Clerk Treasurer, Egyedy presented the commission with a Request for Decision on the removal of asbestos at the Windjammer Motel. The scope of work was based on sampling and testing as reported by Pinchin Asbestos. A total of three quotes were obtained with the lowest bid at \$55,000.00 plus HST.

The commission recommended to Table this project to a later date when more detail is obtained on the asbestos removal work.

MOTION #21-153: Commissioner Hiltz moved; Commissioner Hatch seconded:

To Table the Request for Decision on the asbestos removal at the Windjammer Motel to a later date when a detailed work plan is provided.

Unanimously Carried

c) Fire Department Tanker Replacement

Commissioner Hiltz informed the commission that the fire department Tanker 551 must be replaced due to the number of repairs required. Hiltz recommended that the fire department form a truck committee to replace the tanker 551.

MOTION #21-154: Commissioner Hiltz moved; Commissioner Hatch seconded:

To approve the replacement of Tanker 551 pending fire department preparation of apparatus specifications.

Unanimously Carried

9.0 Commission Roundtable

Commissioner Hatch informed the commission that the Merchants Association will be holding the Chester Village Christmas events downtown from November 26th, to 28th, 2021. The Christmas Tree Lighting will take place on November 26, 6:30pm at the Bandstand.

8.0 New/Other Business (cont'd)

d) Fire Services Contract

MOTION #21-155: Commissioner Hatch moved; Commissioner Hiltz seconded:

To move "In Camera" in reference to a fire services contract with the Municipality of Chester and the Chester Volunteer Fire Department at 8:03 pm with one invite, the Clerk Treasurer.

Unanimously Carried

MOTION #21-156: Commissioner Hatch moved; Commissioner Hiltz seconded:

To move "Out of In Camera" at 8:14 pm.

Unanimously Carried

MOTION #21-157: Commissioner Hatch moved; Commissioner Hiltz seconded:

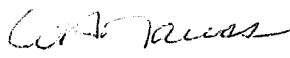
To approve the proposed "Inter-Municipal Fire and Emergency Services Agreement" and the "Provision of Fire and Emergency Services and Funding Agreement" with distribution to the Municipality of Chester and the Chester Volunteer Fire Department.

Unanimously Carried

10.0 Adjournment

Next Regular Meeting – December 8th, 2021 – 7:00 pm

Commissioner Hatch adjourned the November 10, 2021, meeting at 8:15 pm.



Bill Nauss
Commission Chair



Dennis Egyedy, BPA, AMCT
Clerk Treasurer