

**NEW MINAS WATER COMMISSION  
REGULAR MONTHLY MEETING  
Jan 24, 2007  
7:00 p.m.**

The regular monthly meeting of the New Minas Water Commission was held in the Conference Room at the Civic Centre in New Minas on Wednesday, Jan 24, 2007 at 7:00 p.m.

**In Attendance:** Linda Lockhart, Chair, Water Commission  
Les Barrett, Member, Water Commission  
Dave Chaulk, Member, Water Commission  
Bob Horne, Water Commission  
Marvin Messom, Water Commission  
Terry Silver, Clerk Treasurer  
Peter Pothier, Superintendent Public Works  
Lynn Spencer, Recording Secretary  
Gerard Hamilton, Assistant Superintendent Public Works  
Paula Howatt, Village Solicitor

**Guests:** Councillor Eric Smith  
Denise Schofield, resident  
Gordon Silver, resident  
Kevin Rogers, MacKay Real Estate  
Marnie Parker, MacKay Real Estate

**Call to Order:** Chair Lockhart called the meeting to order at 7:03 pm.

**Approval of Minutes:** **It was moved by Les Barrett, seconded by Marvin Messom to approve the minutes of Nov 22, 2007 as circulated. MOTION CARRIED**

**Approval of Agenda:** **It was moved by, Les Barrett, seconded by Robert Horne to approve the agenda as circulated. MOTION CARRIED**

**Presentation Marnie Parker MacKay Real Estate:** Chair Lockhart welcomed Ms. Marnie Parker to the meeting. Ms. Parker gave a presentation concerning the property located at 5664 Prospect Rd and the issues with the on-site sewer system. (Attached to original minutes)

Chair Lockhart asked the Commission if they would like to ask Ms. Parker any questions. Following are the questions asked and Ms. Parker's responses.

Dave Chaulk: "Mrs. Ross told you that she was on an on-site sewer system?"

Marnie Parker stated that when she gets a new listing she fills out a form giving information on the property. She advised that she had talked to the Village office and asked if Mrs. Ross was on village sewer and water and was told she was paying for it. She said she had changed it the Disclosure statement to read "Municipal Sewer". Ms. Parker stated that after going over the Disclosure Statement with Mrs. Ross, she was told by Ms. Ross that she thought she was on an on-site septic system. Ms. Parker stated she then crossed off municipal sewer and put in on-site sewer system. She stated she again called the Village office to inquire again, and was told that she was connected to the water and sewer systems and was paying for them. She stated she asked Mrs. Ross why she would pay a bill for services she wasn't getting and Mrs. Ross told her that she remembered calling the Village office back in 1980 and they told her that there was nothing they could do about it that that was the way the billing was done and she would have to pay for it.

Dave Chaulk: "You took that response at face value that she called in 1980, and you didn't think it was important enough to follow up any further with the customer when she told you she had it pumped out; you just dismissed that aspect of it?"

Marnie Parker: Stated she did not; she felt that asking the question twice would have been sufficient. She said she felt it would have been rude to her client to ask them the third time or fourth time

Dave Chaulk: "I don't think that it would be rude to ask again; to say to her: 'are you sure, because the Village office says you are being billed for water and sewer.' You are saying that you feel the village should do a survey to find out if any other homes are on on-site sewer systems. Do you propose we should pay to have these connected as well?"

Ms. Parker stated: absolutely not. She said she felt that the Village should pay for the Schofield's then redo our bylaws and enforce them so that the customer will have to pay to be connected.

Marvin Messom: "On the disclosure statement shown to the new home owners, was the question mark shown with concerns to the on-site septic system?"

Marnie Parker stated, "no, not on that one".

Paula Howatt asked Ms. Parker if she was the buyer's agent, and who the seller's agent was for the transaction. Ms. Parker stated she was the buyer's agent, but there was no seller's agent; that the Schofields called her because her name was on the For Sale sign, so she showed them the house.

Paula Howatt asked Ms. Parker if she knows if Mrs. Ross would be able to answer some questions, and Ms. Parker stated she would be able to but she would hate to put her through that.

Paula Howatt asked Ms. Parker if she would provide a copy of the Disclosure Statement and the Agreement of Purchase and Sale. Ms. Parker stated that she would fax her a copy of the Disclosure Statement, but the Agreement is private and confidential and would not be available. Mrs. Schofield stated she would provide Mrs. Howatt with any documentation she needed.

Chair Lockhart thanked Marnie Parker for her presentation and informed her that no decision will be made at this time, but the Commission will get back to her at a later date.

**Business arising from minutes**

**Bylaw Amendments Update:**

Clerk Terry Silver informed the Commission that the amendments have been approved and she will make the changes to our bylaw and provide the Commission with the amended bylaw.

**Update on water rate study:**

Clerk Terry Silver informed the Commission that Mr. Baker is gathering a lot of information and we should have the first draft by our next water commission meeting.

**Sewer Treatment Alternatives:**

The Water Commission reviewed the changes Mr. Seamone made on his report and some discussion took place.

It was determined that the annual cost now is \$264,000 a year for capital and operating cost. We will be looking at a fair amount of extra expense with our share of the cost being 21.5% of the 13.7 million dollar renovations. This will bring our yearly cost to approx \$714,000 if we continue as is.

Discussion took place with regard to the Sewage Treatment options for the Village. T. Silver advised that currently the old Agreement is still in effect, and the Committee continues to discuss a new agreement; however, there are a number of issues to be worked out before the Commission should consider signing any new Agreement.

The Clerk Treasurer will continue to ascertain what, if any, penalties the Village will be required to pay if they cease to be a partner of the Regional facility.  
County for that.

It was felt that a meeting should be set up, through the Village's Engineer, with Kentville and Port Williams to determine whether there is any interest and see if it is worth exploring further. Deferred to next meeting.

**Peter Pothier's  
Monthly Report:**

Peter Pothier presented his monthly report (attached to original minutes)

**It was moved by, Dave Chaulk, seconded by Les Barrett to accept the Superintendent's report as circulated.  
MOTION CARRIED**

**Water and Sewer  
Prospect Rd.**

Marvin Messom asked were the village stood on the water and sewer request for Prospect Rd. West Ext. Terry Silver informed the Commission that two years ago an application was made to Canada/Nova Scotia Infrastructure for an MRIF Grant for extension of water and sewer services to Prospect Rd. West. She has been informed that, due to the many compliance items that the Village has to fund, this item has been removed from the priority list by CNSIP. The project was also placed on the application to the County of Kings for Gas Tax Funding; however, again because the project is not a compliance item, Kings County has removed it from the gas tax list for this round of funding (at least until 2010). It is now being considered as part of the Water Rate Study.

**Adjournment:**

Les Barrett moved for adjournment at 7:55 p.m.

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Linda Lockhart, Chair

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Lynn Spencer, Admin. Assistant