

**VILLAGE OF NEW MINAS**  
**REGULAR COMMISSION MEETING**  
**DECEMBER 9, 2013**  
**7:00 p.m.,**  
**Conference Room, Louis Millett Community Complex (LMCC)**

The regular monthly meeting of the Village Commission of New Minas was held in the Conference Room of the LMCC on Monday, December 9, 2013 at 7:00 p.m..

**In Attendance:** Dave Chaulk, Chair  
Maynard Stevens, Chair  
Mary Munroe, Commissioner  
James Redmond, Commissioner  
Terry Silver, Clerk Treasurer

**Also in Attendance:** Lynn Spencer, Accountant  
John Ansara, Recreation Director  
Aaron Murnaghan, Planner  
Doug Seamone, Village Engineer  
Gordon Ginter, Resident  
Joy Anderson, Resident  
Don Zwicker, Resident, Member Source Water Protection Committee  
Gordon Silver, Resident, Member Source Water Protection Committee  
Bob Horne, Resident, Member Source Water Protection Committee and Water Comm

**Regrets:** Dean Hatt, Commissioner

**CALL TO ORDER,** Chair Chaulk

Chair Dave Chaulk called the meeting to order and welcomed everyone in attendance.

**APPROVAL OF AGENDA:** December 9, 2013

**It was moved by Vice-Chair Stevens, seconded by Commissioner Redmond that the Agenda for the regular Commission meeting of December 9, 2013 be approved with the following additions: under "Business Arising from the Minutes, add "d) Holiday Hours", and under New Business add "b) Traffic Light, Cornwallis Avenue/Commercial". MOTION CARRIED**

**APPROVAL OF MINUTES:** Regular Commission Meeting November 12, 2013

**It was moved by Commissioner Redmond, seconded by Commissioner Munroe that the minutes of the regular Commission meeting held November 12, 2013 be approved as circulated. MOTION CARRIED**

**PRESENTATION – John Ansara, Recreation Director – Ravine**

Chair Chaulk introduced the Village's Recreation Director, John Ansara, to give a presentation with regard to future development of the ravine area, or "Elderkin Brook Ravine". John stated there is a great opportunity for the Village to be part of the development of this area, which would be an added asset to the parklands in New Minas.

Aaron Murnaghan, County Planner, displayed maps of the ravine area, and spoke on plans by the County to negotiate with Kent Building Supplies to take over ownership of lands along the Elderkin Brook, and spoke specifically about the area in the Kent Development area. Aaron touched on the ongoing discussions with Agriculture Canada for the ravine area which borders New Minas and Kentville, and John elaborated on the possibilities available to the Village, the Town of Kentville and the County to maintain and improve a walking trail, which could connect directly with Commercial Street.

The Commissioners asked questions, and expressed interest, at this point, in either leasing or owning the land.

**It was moved by Commissioner Redmond, seconded by Vice-Chair Stevens, that the Municipality of the County of Kings be advised that the Commission supports moving forward with discussions to request ownership of lands along the Elderkin Brook associated with the Kent Building Supplies Development, and the Commission is interested in either owning or leasing the area as parkland. MOTION CARRIED**

Chair Chaulk thanked John and Aaron for their presentation.

#### **BUSINESS ARISING FROM THE MINUTES**

a) Sale of Civic Center – Update – List Price Discussion

Chair Chaulk asked the Commissioners to refer to information forwarded to them from Terry Silver, and asked if they had any questions.

**It was moved by Commissioner Redmond, seconded by Commissioner Munroe, that the Clerk be authorized to reduce the asking price for the Village's property at 9209 Commercial Street to \$650,000. MOTION CARRIED**

b) LED Lighting Program - Update

Terry Silver and Lynn Spencer advised the Commission that Black and MacDonald will be completing the first phase of the LED Lighting program by driving through the Village after dark and recording light levels. This would also include crosswalks.

c) Kings Partnership Steering Committee Village membership – Update

Chair Chaulk advised he had attended a meeting with Village representatives, Warden Brothers, Deputy Warden Hirtle and CAO Tom MacEwan recently. He had advised the Commissioners of the recommendation from this meeting, and although not exactly as the Village Commission had suggested, it was felt this was good for Villages, if the KPSC would accept it.

d) Holiday Hours – Vice-Chair Stevens

Vice Chair Stevens stated there was no decision made at the November Commission meeting about the Christmas Holiday hours, and asked for an update.

Terry stated that in November the Commission asked her to work out a schedule for the Christmas open hours. She stated the Village office/public works operations will be closed from noon December 24<sup>th</sup> through January 1<sup>st</sup>, with essential services only. The LMCC will be closed at noon on December 24<sup>th</sup> to open again at 8:30 on December 27<sup>th</sup>, and the complex will be open for drop ins only every day from 8:30 to 12:30 up to and including December 31<sup>st</sup>, and re-open again on January 2<sup>nd</sup>.

She stated staff are taking turns “manning” the LMCC, and no one will have to work any more than one day over the break.

**COMMITTEE REPORTS**

a) Recreation Director’s Report – John Ansara

Chair Chaulk asked if anyone has questions about the Rec Director’s Report (attached to original minutes). Vice-Chair Stevens commented that the light up at the LMCC was well attended, and well organized, and he commended John for such a great job.

**It was moved by Vice-Chair Stevens, seconded by Commissioner Redmond that the report of the Recreation Director be approved as submitted. MOTION CARRIED**

b) New Minas Water Commission Report – Vice-Chair Stevens

Vice-Chair Stevens advised the Water Commission meeting was postponed due to loss of power and is being held this evening immediately following the Commission meeting.

c) New Minas Planning Advisory Committee – Commissioner Dean Hatt

There was no NMPAC meeting since the last Village Commission meeting.

**NEW BUSINESS**

a) Presentation of Service Awards:

- Lynn Spencer, 10 Years as of March, 2013
- Terry Silver, 10 years as of November, 2013

Chair Chaulk stated that every organization is only as good as its workers, and the Village of New Minas is fortunate to have very committed employees. In his kind presentation, Chair Chaulk said the Village operates very well and efficiently and largely due to the hard work and dedication of Lynn and Terry. He thanked them for this and presented them with 10 year service certificates.

b) Traffic Light Cornwallis Avenue/Commercial Street

Vice-Chair Stevens stated that the traffic light at the Cornwallis Avenue/Commercial Street intersection has been acting up for some time, where it stays red for an extended period of time. Commissioner Redmond stated he has experienced this as well, and has waited as long as 20 minutes for the light to change. Vice-Chair Stevens stated it happens after 8:00 p.m., and he has witnessed people taking chances and progressing through the lights rather than waiting for it to turn, and he feels this is very dangerous.

Terry Silver she was never made aware of this until now, she thanked them for this information and stated she will report it immediately. Vice-Chair Stevens emphasized again the dangerous situation created by these mal-functioning lights, and Terry Silver asked the Commissioners to let her know immediately when they see a problem of this nature so she can report it right away, to avoid any danger to the public.

**PUBLIC DISCUSSION PERIOD**

Mr. Gordon Ginter and Ms. Joy Anderson – Mr. Ginter spoke to the Commissioners about noise problems that have arisen recently from Westside Charlie's. He said this has started since they changed an area in the establishment from a billiards room to a dance floor. He lives on Minas Crescent, and he has experienced noise so loud from the music ( on weekends) that it is disturbing to him even when he is in his basement.

Ms. Joy Anderson spoke about her experience of feeling a pounding in her chest, only to find out that it was the (bass) thumping from Westside Charlie's vibrating her house. Mr. Ginter has spoken with the County planners, but they haven't gotten back to him about a possible contravention of the Westside Charlie's Development Agreement, and he has had conversations with the RCMP. He feels no one is doing anything about this. Mr. Ginter said he would be satisfied if they would just put sound barriers in their facility to muffle the sound, and to "police" the outside of the building during the better weather. He said the people do not stay inside the establishment for the evening in the good weather, but hang around outside and become loud enough to disturb his quiet enjoyment on his property on Minas Crescent. Mr. Ginter stated he has become very frustrated that everyone he talks to doesn't seem to be able to, or want to, do anything about this, and he sees it as a serious problem. He said he wants to be able to sell his property in a few years and this problem could hamper that.

Chair Chaulk stated that, at the risk of it seeming like the Commission is "passing the buck", in reality the Commission has no authority to **do** anything, only to speak on their (Mr. Ginter and Ms. Anderson) behalf.

Terry Silver asked to point out some items for clarification. She said that the Village has actually been very involved in this to try to help Mr. Ginter with his issues. She stated that many months ago she started receiving complaints, by email, from Mr. Ginter. She immediately sent them

along to the RCMP, who followed up with her, and she copied this information to Mr. Ginter. She also sent the complaints along to the County planners and asked them to review the Development Agreement to determine if they were required to comply with noise stipulations in the DA. She was told by the County Planners at the time there was no contravention to the DA (noise related). She stated every time she received a complaint from Mr. Ginter, she forwarded it to the RCMP, and it was acknowledged.

Terry Silver said that approximately 1 – 1-1/2 months ago, she was contacted by the RCMP, and it was acknowledged by the County CAO, that a file has been opened at the detachment and we should notify our solicitor. She has received no other word since she did this, except from Mr. Ginter.

Terry Silver stated she has forwarded a synopsis to the RCMP of the most recent conversation she had with Mr. Ginter. Mr. Ginter had agreed with her that if Westside Charlie's would be willing to put up sound barriers, and maybe even relocate the dance floor to the back of the building, it would satisfy him if the sound was significantly muffled. Any contravention to the DA with regard to the use of the building has not been discussed, and Terry Silver advised she does not have the expertise to interpret a Development Agreement. She strongly suggested to Mr. Ginter that he shouldn't wait for the County to return his call, but he should go directly to the office and speak with someone that will give him answers to his questions.

Chair Chaulk reiterated his statement that the Village Commission does not have authority to do anything, but they would have the Clerk Treasurer email the County with a request to investigate a possible contravention to the Development Agreement in terms of the renovations to the establishment.

#### **ADJOURNMENT**

**On motion of Vice-Chair Stevens, the meeting adjourned.**

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**Dave Chaulk, Chair**

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**Terry Silver, Clerk Treasurer**