

**Miltonvale Park Community Council
Annual General Meeting Minutes
Tuesday March 31, 2009**

The Annual General Meeting of Miltonvale Park Community Council was held on Tuesday, March 31, 2009, in the Winsloe Lions Hall.

Present: Chair Brian Andrew, Councillors Gail Ling, Joe Murphy, Sheila MacKinnon, Betty Pryor, George Piercey and Steve Dickieson; Administrator Shari MacDonald; Residents and landowners present: James Rogers, Patsy Piercey, Cathy Dickieson, Robert Turner, John Hooper, John Coles, Goops Wooldridge, Donnie Youland, Dean Dollar, Philip Jefferson, Wesley Curtis, Gordon Aten, John MacKinnon

1. CALL TO ORDER & WELCOME

Chair Brian Andrew called the meeting to order at 8:02 pm., and welcomed those in attendance. Chair Andrew noted that Steve Dickieson had been acclaimed to Council at the recently completed Special Election Meeting.

2. APPROVAL OF AGENDA

Chair Andrew noted that meeting packages had been circulated in the community and that procedural notes could be found on the bottom of the agenda.

Motion 09-32: Moved by Councillor George Piercey and seconded by Councillor Joe Murphy that the agenda be approved as circulated. Motion carried.

Councillors and the Administrator introduced themselves to the residents.

3. MINUTES OF MARCH 25, 2008 ANNUAL GENERAL MEETING

Residents were asked to correct the phrase “water tasting” to “water testing” on Section 9, in the first paragraph “Water” on the draft 2008 minutes.

Motion 09-33: Moved by Councillor Betty Pryor, and seconded by Councillor Sheila MacKinnon, that the minutes of the March 25, 2008 Annual General Meeting be approved. Motion carried.

No questions or issues arose from the minutes.

4. REPORTS

A. Chair's Report

Chair Andrew referred residents to his report in the meeting package. He expressed gratitude to former Chair, Don Aitken, for his years of service on Council and as a continuing representative on the Communities 13, Inc. Board and on the community's water and sewer committee.

It was noted that the North River Fire Department's annual information meeting will be held on April 2, 2009, and that the community continues to be pleased with the quality of their service.

Chair Andrew also highlighted the duties provided by the community's development officer. Alfie Wakelin is thorough, and provides quick and efficient service to residents, who are encouraged to contact him through the Council office for advice and permits. The work on the Official Plan is progressing. The Water & Sewer and the Parks & Recreation Committees will be making separate reports. Last year's summer students, Jessica MacKinnon and Nick MacDonald were very good employees at the Park. Canada Day activities were also successful. The community pasture is approximately 100 acres, and locally owned Coles Produce is using the land. Council is nearing the end of discussions with the Province regarding entering into a six year lease for the land. Council has also worked at improving communications with residents, and the website was revamped last year.

Council continues to communicate with Canada Post regarding community mailboxes. Council continues to award child bursaries, and maintain flowerbeds at the Rte 2 & 7 intersection. A new community sign was installed and two streetlights were erected at intersections in Sleepy Hollow on a one year trial basis. The province has also agreed to install a streetlight at the intersection of the Rustico, Crabbe, and MacKenzie Roads.

Residents were invited to attend the monthly Council meetings on the 4th Tuesday of each month at 4:30.

Council was pleased to be presented with the Municipal Achievement Award in 2008 from the Federation of PEI Municipalities. The Chair thanked Councillors for their support since he became Chair in the fall of 2008, and noted they were a diverse group with their "hearts in the right place". Chair Andrew also encouraged residents to consider running for Council in the upcoming elections in November. In looking ahead, Chair Andrew encouraged the community to stand tall as we look to the future and to any challenges we face from being at the doorstep of Charlottetown. Residents were also encouraged to participate in public meetings and to dialogue on the Official Plan.

Motion 09-34: Chair Andrew moved and Councillor Steve Dickieson seconded **the adoption of the Chair's Report**. Motion carried.

4. COMMITTEE REPORTS

- i. **Planning Board** – Planning Board Chair Betty Pryor referred residents to the report circulated in the meeting package. She noted that work continues on the Official Plan, with Council and Planning Board presently reviewing the draft Official Plan. Council

has been involved with issues regarding servicing and the Special Planning Area regulations, which both impact the Official Plan. Council is hoping that a slight change to the Special Planning Area Regulations by Executive Council may be approved, and if so, Miltonvale Park will have increased flexibility, and could complete the Official Plan. The change; however, will not lift the restrictive Special Planning Area Regulations. Planning Board members include Sheila MacKinnon, Joe Murphy, Steve Dickieson and Charles MacKenzie. There were 27 permits issued this year, with an approximate value of \$1,000,000. There were nine applications for subdivision or consolidation of lots, with six approved. Much time has been spent on the Official Plan, and there should be a public meeting held soon regarding the Plan. Residents are encouraged to pick up a draft of the document when it is released and to participate in the meeting. Planning Chair Pryor ended her verbal report by thanking the Development Officer and the Administrator for their work.

Motion 09-35: Moved by Councillor Betty Pryor and seconded by Councillor George Piercey **that the Planning Board Report be adopted.** Motion carried.

Resident Goops Wooldridge raised the question regarding property near the Charlottetown- Miltonvale Park boundary line in Sleepy Hollow which he believed had been in the jurisdiction of our community; however approximately thirty years ago, it appeared to have become part of West Royalty and subsequently Charlottetown. He would like clarification on how or why this transfer took place. Councillor Pryor noted that she had investigated this issue after last year's annual meeting, and that it may require a visit to the archives to get further information.

- ii. **Special Planning Area** - A written report is included in the meeting packages. Councillor Pryor noted that at the time of amalgamation, four Special Planning Areas were formed to protect the newly enlarged municipalities. The Special Planning Area regulations have severely restricted development, and the 13 affected communities in this area worked together over the past year, funded through the Capacity Building Fund (Gas Tax Infrastructure Funds) to lobby to have the regulations lifted. The working relationships formed by the group were very strong. Three public meetings were held, and the recommendations gathered were taken to the Minister of Communities, Cultural Affairs and Labour. A reluctance by Government to interfere with these regulations during the tenure of the newly appointed Commission on Land and Local Governance, has meant that the committee is now trying to modify the regulations to allow for the development of an Official Plan that meets the intent of the Special Planning Area regulations. The community was subcontracted by the consultant to provide administration, and Councillor Pryor thanked Shari MacDonald for her work on the project.

Motion 09-36: Moved by Councillor Betty Pryor and seconded by Councillor Sheila MacKinnon **that the Special Planning Area Report be adopted.** Motion carried.

In response to a question from a resident, Councillor Pryor reported that the committee recommended that communities with approved Official Plans and Bylaws,

and competent Development Officers be removed from the Special Planning Areas, and that controlled uniform development be implemented throughout the province. Now the committee is hoping to have one clause (10.c) in the regulations deleted. The community would still be within the Special Planning Area, but would have slightly more local control, if our revised Official Plan gets approval. If there is a move to regional planning, then our visions for the community will already have been articulated. Not all of the communities within the thirteen want to do their own planning, but all would like to have increased input. Our community wants to remain primarily agricultural; and recognizes that we cannot impose hardships on those farmers doing agricultural practices as more residential properties develop.

- iii. **Water and Sewer** – Councillor George Piercey highlighted his written report, and noted that water in the Sleepy Hollow area has been a concern for residents and for Council for over the years. This year, Council undertook a Water and Wastewater Servicing Feasibility Study, to investigate servicing issues throughout the entire community. A community survey was taken in June, and a public meeting was held in October to present preliminary findings to residents. Consultants Kelly Galloway from Engtech and a representative from TerrAtlantic responded to concerns at that time. The report is expected to be completed within the next week. We are expecting a report which will be very valuable to the community and help us plan for the next few years.

Motion 09-37: Moved by Councillor George Piercey and seconded by Councillor Joe Murphy **that the Water and Sewer Report be adopted.** Motion carried.

Questions from residents were addressed. The 500 lots being created off the Royalty Road near Sleepy Hollow will be on city water and sewer as they are within city limits. If a Water and/or Sewer Utility is created, the rates would be based on a user pay concept. The moneys that were realized from the extension of the use of the landfill site are still invested, with the intent they be used to provide for that area. There is also the money in trust with Island Waste Management Corporation, to be used for the provision of water. There were no other funds, other than property tax, from the landfill site to the community. The consultants have been in conversation with the city and other stakeholders. When the report is submitted, Council and the community will have to review the findings and feasibility and decide on the best course of action. Frustration was expressed regarding the time the process is taking, and that it was not the responsibility of the community, rather those who put the landfill site in the community. It was noted that the \$200,000 invested in trust in 2002 was thought at that time to have been sufficient to service the area; however, costs have since escalated. If the city is hoping to come to the community for a wellfield, then there should be some room for negotiation regarding servicing. Councillor Murphy noted that we do not have much leverage with the City, and that perhaps one option would be to modify the tax rates to include infrastructure. Council plans to work with the city, to hopefully address these issues, if their new wellfield is located in Miltonvale Park.

- iv. **Parks and Recreation** – Councillor Sheila MacKinnon referred residents to the report in the meeting package. The year 2008 was a busy one at the park. Two students, Jessica MacKinnon and Nick MacDonald, supervised as many as 20 children at a time

at the park. Students who may be interested in working at the park this summer are encouraged to contact the Council office. A UV light was installed, solving the water quality issues. The park shelter is available for family gatherings. Contact Joanie MacKinnon to use the shelter. Residents are encouraged to take advantage of the bursary program to subsidize children's extracurricular activities.

Motion 09-38: Moved by Councillor Sheila MacKinnon and seconded by Councillor George Piercey **that the Parks and Recreation Report be adopted.** Motion carried

It was noted that the bursary program refunds actual costs, up to \$50, therefore the total granted any year is not necessarily a multiple of \$50.

- v. **Queens County Landfill** – A report was circulated. Former Chair Don Aitken remained a member of the Queens County Landfill Committee.

Concern was noted by a resident that PCBs and oil were hauled into the landfill while it was operating, into an area that was not trenched.

- vi. **Communities 13, Inc.** – Don Aitken remained as the community's representative on the Board of Directors for Communities 13, Inc. A written report was circulated.

Motion 09-39: Moved by Chair Brian Andrew and seconded by Councillor Sheila MacKinnon **that the Landfill and Communities 13 Inc. Reports be adopted.** Motion carried.

Residents were encouraged to enjoy a beverage or snack while the meeting continued.

5. AUDITOR'S REPORT AND PRESENTATION OF FINANCIAL STATEMENTS -2008

Finance Chair Gail Ling noted that she and Chair Andrew comprise the Finance Committee. The community uses the firm of Bradley Shea Handrahan Chartered Accountants. Residents were asked to refer to the circulated audited statements for the year 2008. Finance Chair Ling reviewed the statements with those in attendance.

Motion 09-40: Moved by Councillor Gail Ling, seconded by Councillor Betty Pryor, that the Financial Statements for the Miltonvale Park Community Council for 2008, as audited by Bradley Shea Handrahan, be adopted as circulated. Motion carried.

It was suggested that Council consider paying out the Communities 13, Inc. debt, due to the interest rates of the loan, and the reserves the community holds. Council will consider this suggestion.

6. PROPOSED BUDGET AND APPROVAL OF ESTIMATES - 2009

Finance Chair Ling reviewed the proposed revenues for the 2009 year, as presented in the budget. She noted that residents are able to vote to approve the expenditures. If the expenditures presented in the 2009 budget are accepted, no increase in tax rates would be required for 2009. Councillor Ling outlined the anticipated revenues of \$202,810.

Motion 09-41: Moved by Councillor Gail Ling, seconded by Councillor Joe Murphy, that “General Administrative” expenditures of \$38,015 be approved. Motion carried.

The land rent received for the community pasture was questioned, and it was noted that it had been offered to farmers within the community, who could submit a proposal for the land.

Motion 09-42: Moved by Councillor Gail Ling, seconded by Councillor Betty Pryor, that the “Facilities and Public Property” expenditures totaling \$27,160 be approved. Motion carried.

It was noted that donations to the Council are tax deductible. Council will accept donations, which may be directed to specific council funded activities. The amount for the hall this year includes the annual \$1200 grant, and any donations received to be used for the hall will also be passed along. No Waste Watch fee is paid at the Community Park.

Motion 09-43: Moved by Councillor Gail Ling, seconded by Councillor Sheila MacKinnon that the budgeted “Fire Protection” expenditure of \$42,875 be approved. Motion carried.

It was noted that this represents a cost of \$0.07/\$100 of assessed property value (unchanged), and applies to all the communities within the North River Fire Department area.

Motion 09-44: Moved by Councillor Gail Ling, seconded by Councillor George Piercey, that the “Planning and Zoning” expenditures of \$48,275 be approved. Motion carried

The Green Initiatives expenditure has yet to be finalized. It may refer to rebates for residents who purchase a low –flow toilet, or showerhead, or to promote other sustainability projects. Suggestions are welcome, and others may be brought forth from the Water Wastewater Study.

Motion 09-45: Moved by Councillor Gail Ling, seconded by Councillor Joe Murphy that “Community Development” expenditures of \$6400 be approved. Motion carried.

Motion 09-46: Moved by Councillor Gail Ling, seconded by Councillor Sheila MacKinnon, that the “Professional Services and Memberships” expenditures of \$10,800 be approved. Motion carried.

Motion 09-47: Moved by Councillor Gail Ling, seconded by Councillor Betty Pryor, that the “Public Works” expenditures of \$7,650 be approved. Motion carried.

It was noted that there was no engineering services in the budget, other than for the completion of the present study, which was completely funded through infrastructure funds.

Motion 09-48: Moved by Councillor Gail Ling, seconded by Councillor Steve Dickieson that the “Recreation and Parks” expenditures of \$21635 be approved. Motion carried.

It is hoped that the soccer field will be developed this summer, along with improved bleachers and planting of trees for shade.

Motion 09-49: Moved by Councillor Gail Ling, seconded by Councillor Betty Pryor that the total expenses for 2009 be \$202,810. Motion carried.

Chair Andrew thanked Councillor Ling for the financial presentation, and the administrator was also thanked for her work.

7. PROJECTED TAX RATED FOR 2009

Council intends to keep the tax rates at \$0.14/\$100 non-commercial assessment and at \$0.80/\$100 commercial assessment. This will be voted upon at a Special Council meeting to be held immediately following the Annual Meeting.

8. NEW BUSINESS –Issues or Concerns from Residents

Pasture - Council was advised to ensure that taxes paid on the pasture land be calculated for agricultural land. This may involve paperwork to clarify its tax status. Council is waiting to hear from IRAC whether approval has been granted to rent the pasture for a six year term. It was noted that the pasture land had originally been purchased by the province to house future cells for the landfill. Council was thought to have asked to use it as community pasture in the 1980s to keep the landfill confined to one side of the road. When the landfill was established, council also asked for the construction of a new road to it, to lessen traffic through the lower part of the Sleepy Hollow Road. Council also requested the park, and an all-weather highway to the Mossey property. Also in the original agreement for the landfill, there is the agreement that if anyone in Sleepy Hollow experiences unsafe water, the government has to supply water at no cost to the residents, no matter the source of the contamination, which is the reason the money was left in trust.

Graveyard – Councillors were asked if they were aware of the graveyard, which contains one headstone near the woods, in the community pasture. It used to be fenced, and may contain graves from the Carsons and Hartz families. There used to be 3-4 headstones. This information should be included in the Official Plan, and zoned institutional. The area may be protected through statutes regarding pioneer cemeteries. It was thought that the headstone may not have very old, possibly dating from the 1960s.

Park – It was noted that there is no fee for residents to rent park, although there is a deposit which will be returned if the shelter is left in good condition.

Appreciation - Dean Dollar, on behalf of the residents, expressed appreciation to the Council members who put in many hours of work for the Community of Miltonvale Park.

9. ADJOURNMENT

Chair Andrew declared the meeting adjourned at 9:54.

Chair

Administrator

Date Approved

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