REGULAR COUNCIL MEETING

MINUTES

Monday, December 9, 2024, 7:00 pm

Members Present:	Mayor Rob Campbell Councillor Phyllis Bannister Councillor Sarah Colwell Councillor Joe D'Ettore Councillor John-Wiebe Dykstra Councillor Nathan O'Blenis Councillor Stephanie Thorne
Members Absent:	Deputy Mayor Jason Gallant
Staff Present:	Austin Henderson, CAO Dianne Ayles, Clerk/Treasurer Scott Landry, Assistant Clerk

1. CALL TO ORDER

Meeting was called to order at 7:00 pm.

2. ADOPTION OF AGENDA

MOTION: The Agenda be adopted.

Moved by: Councillor Thorne
Seconded by: Councillor Bannister

Motion Carried

3. CONFLICT OF INTEREST DECLARATIONS

Mayor Campbell noted that Conflict of Interest Declaration forms are on the Council Table should any councillor need to fill one out to submit to the Clerk.

4. ADOPTION OF MINUTES

1. Regular Council Meeting - Nov. 12, 2024

MOTION: The Minutes for the Regular Council Meeting held November 12, 2024, be adopted.

Moved by: Councillor D'Ettore
Seconded by: Councillor Colwell

Motion Carried

2. Committee of the Whole Meeting - Nov. 25, 2024

MOTION: The Minutes for the Committee of the Whole Meeting held November 25, 2024, be adopted.

Moved by: Councillor O'Blenis
Seconded by: Councillor D'Ettore

Motion Carried

5. CONSENT AGENDA

MOTION: Council adopt the Consent Agenda of December 9, 2024.

Moved by: Councillor Bannister
Seconded by: Councillor O'Blenis

Motion Carried

1. Letter to Rogers and Bell re: Cellphone Service

Administration sent a letter regarding the lack of cellular service in Salisbury, requesting an update on Rogers' proposed cellular tower and requesting cooperation amongst cellular service providers once the tower is constructed to ensure that all residents benefit from much-needed increased cellular service.

2. Letters of Congratulations re: NB Election

In the wake of Provincial Election results and the ensuing Cabinet announcement by Premier Susan Holt, letters of congratulations were sent by Mayor Campbell on behalf of Council to Premier Holt and local MLAs Sherry Wilson of Albert-Riverview and Tammy Scott-Wallace of Sussex-Three Rivers, as well as letters to new Minister of Education and Early Childhood Development Claire Johnson and new Minister of Transportation and Infrastructure Chuck Chaisson, requesting meetings with both as soon as possible to discuss pressing issues affecting Salisbury.

3. Jordan LifeCare Centre - Fundraising Update

Received was a letter of thanks from the Friends of the Jordan LifeCare Centre Foundation Inc. thanking the Town of Salisbury for its donation to the Jordan LifeCare Foundation Golf Tournament and detailing funds raised through the event and how that money is spent.

4. Southeast PRAC (Planning Review and Adjustment Committee) - Notice of Decision

Letter from Southeast PRAC states the Committee, at its meeting on October 23, 2024, approved a variance application request for the property located at 55 Veterans Avenue in Salisbury, PID#00817379, proposing to reduce the minimum lot area from 1207.7sqm to 979sqm.

5. SERSC/Plan 360 - Development and Building Permit List, November 2024

Eleven development and building permits were issued in the Town of Salisbury by Plan 360 (Southeast Regional Service Commission) in November, 2024, carrying a total estimated project value of $994,836. Permits included a new manufactured home, a new modular home, and a new mini-home.

6. PUBLIC AND ADMINISTRATIVE PRESENTATIONS

1. Public Hearing - Rezoning, 502 Sanatorium Road, PID#00956433

Councillor Dykstra joined the meeting at 7:09 pm.

Mayor Campbell opened the Public Hearing with a detailed explanation of how the Public Hearing process works.

Presenter Jenna Stewart of Plan 360 of Southeast Regional Service Commission outlined the rezoning application for 502 Sanatorium Road from Rural Area (RA) to CI (Commercial-Industrial), which would allow for an indoor micro-cultivation facility for cannabis production.

No regulatory concerns were raised, and the Southeast PRAC (Planning Review and Adjustment Committee) had recommended adoption of this rezoning.

The public hearing drew close to a dozen opponents to Council Chambers, five of whom addressed Council from the podium. These concerns ranged from the applicant's potential stress on the water supply, management of wastewater, and use of pesticides; to a general disapproval of the type of agriculture proposed here and its impact on whether some of the opponents would still build homes in the vicinity of it. Councillors were asked if they would welcome such a development near their homes, to which Councillor Dykstra responded that he would, arguing that it would be unfair to rule against this form of agriculture on the grounds of how it would smell, pointing to several farms already in the region.

As for the concerns, the applicant, Ryan Sleaver, who was present with two partners, downplayed any issue of smell, saying their 50' by 30', family-run, micro-grow cannot be compared with the Organigram plant in Moncton and that Health Canada-mandated carbon filters would mitigate any smell. He added that water use would be minimized by using approximately 70% recycled water through the use of dehumidifiers and a holding tank, wastewater would be managed with a septic bed, and pesticides would not be used, with pests managed by predator pests. He also stressed that the location would only have plants being grown and that any further production would be handled by their buyers and would not take place at 502 Sanitorium Road. Staff would be limited to three or four employees and the only traffic would be trucks from client purchasers every few weeks. He also stressed that his group has followed and will continue to follow all Health Canada regulations, and what they are proposing is totally legal. The applicant also said he had no intention of expanding his operation beyond its proposed 1,500 square feet, although one opponent who spoke said he would find it hard to believe that it would not expand if the venture proved to be a success.

CAO addressed the process of notification, saying the Community Planning Act was followed. Also, as soon as Health Canada issues a license for this type of use, the municipality is notified.

Asked when a final decision on this would be made, CAO said no earlier than December 30, or possibly at the first Council meeting in January.

MOTION: Enter into a short Recess. (7:57 PM)

Moved by: Councillor D'Ettore
Seconded by: Councillor Thorne

Motion Carried

RECESS

MOTION: Return to the Regular Meeting. (8:01 PM)

Moved by: Councillor Colwell
Seconded by: Councillor Thorne

Motion Carried

7. REPORTS AND RECOMMENDATIONS FROM COMMITTEES AND PRIVATE MEETINGS

No reports or recommendations from committees and private meetings.

8. REPORTS FROM ADMINISTRATION

1. 2025 Operating Budget - Ratification

While providing background, CAO explained the primary differences between this budget and budget information presented to Council during previous meetings:

- The Town has maintained its ability to reduce the share of shared costs by the former Local Service Districts. In 2023 and 2024, LSD sub-units paid 90% of their proportionate shared costs. In 2025, this will be 78%. This number may change year-over-year, including next year, when the Town merges taxation authorities;
- The Operating to Capital budgets have been finalized;
- A total of $150,000, instead of $100,000, has been earmarked for the Residential Incentive Program;
- Additional funds have been added to Events (Halloween, Christmas, and Events-Other);
- The Community Grant Budget has been increased to $50,000 in 2025, instead of $35,000 this year;
- Regional Waste Collection numbers have been added to reflect the former LSD contract extension for the start of 2025;
- The costs that have since been received, such as RCMP, cost of Assessment, and the finalized tax base, have been inputted.

The budget as-proposed provides Council with the ability to work on a number of municipal priorities. In 2024, Council right-sized the budget and provided staff with the financial resources possible to execute the Strategic Plan. In 2025, highlights of how the Strategic Plan will be executed are as follows:

PILLAR / HIGHLIGHT OF ACTION(S)

- Economic Development and Sustainability· Introduction of Residential Housing Incentive Program ($150,000 new added)· Funds earmarked to continue working on Sunrise/Twilight housing development, including an Environmental Impact Assessment registration, subdivision plan, and agreements with housing providers for certain parcels and the issuance of an RFP for others· Funds to increase Beautification ($5,000 for new banner program) and $20,000 for additional Holiday lighting for Highland Park to increase event and tourism attraction· Council has adopted a five-year Capital Plan that ensures Operating to Capital contributions are consistent and can be managed within the Town’s Operating Budget

- Governance & Service Excellence· Budget allocated in the Capital Plan to undertake renovations to the municipal building· Budget allocated (plus Regional Development Corporation funding to be applied for) for creation of secondary plan and exploration of appropriate lot sizes, in tandem with zoning by-law consolidation(s)
- Infrastructure· Budget allocated to continue ongoing discussions for conceptual design of a municipal water system· Capital budget of $10-million+ (includes fire hall) in 2025 to act on Asset Management recommendations
- Safety & Stewardship· Work expected to be completed on Salisbury Fire Rescue station· Funds allocated ($5,000) for a Neighbourhood Watch roll-out program· Funds allocated ($5,000) for a CCTV grant program· Funds retained for Climate Adaptation Plan execution ($10,000) and continue building on the Community Energy Emissions Plan (CEEP)
- Community & Quality of Life· Funds increased for annual Volunteer Week banquet and awards· Funds earmarked to execute parts of the Recreation Master Plan, including: increased event funding, investments at Highland Park (lighting), investments in Spring Garden subdivision, investments in trail network, investments in railway trestle· Funds introduced ($2,000) to roll-out and execute the Cultural Policy

The primary Strategic Plan item intended for 2025 that cannot be executed with the budget as-proposed is equipping lift stations with generators and sludge removal in the wastewater treatment facility, due to funding declined by the Federation of Canadian Municipalities. Ongoing efforts will be made in 2025 to solicit other funding mechanisms.

Several projects intended for 2024 that are not entirely complete, or delayed, will be executed in 2025 for various factors, including: timing, provincial approvals, number of projects, etc. These will be highlighted in a mid-point check-in on the Strategic Plan later in 2025.

While several municipalities will be approving their budgets on the same night as the Town, an overview of the proposed budgets of neighbouring municipalities is as follows:

- City of Moncton - decreasing tax rate 6.2 cents to $1.3614. Increasing former LSD portion by 2.5 cents to $0.5793
- Town of Riverview - decreasing tax rate to $1.3826
- Maple Hills - maintaining tax rates

- Butternut Valley - maintaining tax rates but merging sub-units, meaning some saw a miniscule increase and/or decrease in order to merge rates
- Three Rivers - maintaining tax rates, although former LSD sub-units may see increase due to waste collection and fire servicing costs

The 2024 Local Government Statistics are available online here: https://www2.gnb.ca/content/dam/gnb/Departments/lg-gl/pdf/MunicipalStatistics-StatistiquesMunicipales/2024.pdf.

CAO provided an overview of the Salisbury tax base, noting that approximately 60 per cent of properties are in "spike protection" with regards to property tax billing. Protective Services, led by RCMP and Fire Protection costs, take up 30 per cent of the Operating Budget. Other line items touched on were Circular Materials (recycling), Storefront Beautification Grant, Tree Planting Program, Neighbourhood Watch, Event Programming (including Hallowe'en), resurfacing project on MacDonald Road, and cost sharing on the road surface on Eagleridge (new street).

The 2025 property tax rates will be unchanged from the year prior. Next year, pending council approval, the Town will go from five tax rates to two tax rates.

As for the Utility Budget, the proposal is to hold the sewer rate at $400 per unit.

MOTION: THIS IS TO CERTIFY that on this 9 day of December, 2024, the Council of the Local Government of Salisbury RESOLVED that the sum of $7,881,268.93 be the total operating budget for the local government, that the sum of $7,136,219.3 be the Warrant of the Local Government for the ensuing year, and that the tax rate(s) for the local government be:

- 675.00 (Salisbury V)- $1.1599
- 675.01 (Coverdale LD)- $0.6335
- 675.02 (Salisbury LD)- $0.6346
- 675.03 (Moncton LD)- $0.6394
- 675.04 (Elgin Parish LD)- $0.6388

The Council orders and directs the levying by the Minister of Local Government of said amount on real property liable to taxation under the Assessment Act within the Local Government of the Town of Salisbury.

Adopted this 9th day of December, 2024 by the Council of the local government of Salisbury.

Moved by: Councillor Bannister
Seconded by: Councillor O'Blenis

Motion Carried

MOTION: Council direct Administration to notify the Community Finances Branch of the Department of Environment and Local Government, as well as the Department of Finance and the Treasury Board, of the Town's intent to merge four taxation authorities, being 675.01, 675.02, 675.03, and 675.04 for the 2026 fiscal year, and direct Administration to prepare the necessary information for the province to prepare for the merging of the taxing authorities to have only two taxation sub-units within the Town.

Moved by: Councillor Colwell
Seconded by: Councillor Bannister

Motion Carried

MOTION: To ensure equitable distribution of costs for fire services provided by other local governments, Council direct Administration to begin exploring cost sharing mechanisms with neighbouring municipalities that provide fire services to portions of the Town of Salisbury to increase predictability and true reflection of service/needs for the costs incurred.

Moved by: Councillor O'Blenis
Seconded by: Councillor Colwell

Motion Carried

2. 2025 Utility Budget - Ratification

MOTION: The Council of the Local Government of Salisbury set the annual Wastewater Disposal Rate at $400 per unit for the year 2025 for the wastewater system under the jurisdiction of the Council of the Local Government of Salisbury.

Moved by: Councillor Thorne
Seconded by: Councillor O'Blenis

Motion Carried

MOTION: THIS IS TO CERTIFY that on this 9th day of December, 2024, the Council of the Local Government of Salisbury RESOLVED that pursuant to Section 117(4) of the Local Governance Act, the total budget for the Wastewater Utility for the ensuing year would consist of total revenues of $496,479 and total expenditures of $496,479.

Adopted this 9th day of December, 2024 by the Council of the Local Government of Salisbury.

Moved by: Councillor Bannister
Seconded by: Councillor Colwell

Motion Carried

3. Five-Year CCBF Community Investment Plan - Ratification

MOTION: The document entitled Salisbury Five-Year Capital Investment Plan for the Canada Community Building Fund (CCBF) 2024 - 2028 be adopted.

Moved by: Councillor Colwell
Seconded by: Councillor Bannister

Motion Carried

4. Five-Year Capital Plan and 2025 Capital Plan - Ratification

MOTION: The 2025-2029 Five-Year Capital Plan be adopted.

Moved by: Councillor Dykstra
Seconded by: Councillor Thorne

Motion Carried

9. BY-LAWS

1. 1st and 2nd Readings - By-law No. 13, A By-law to Repeal Numerous By-laws of the Former Village of Salisbury

This followed up on an item introduced at the Committee of the Whole meeting of November 25, 2024, being a proposed By-law to Repeal the following former Village By-laws:

By-Law No. 19: A By-Law to regulate the Use of Water Wells for Geothermal Heating and Cooling systems
By-Law No 21: A By-Law of the Municipality of the Village of Salisbury Respecting Amusement Devices
By-Law No. 22: A By-Law Respecting the Prevention of Accidents from Sundry Causes
By-Law No. 24: A By-Law Respecting a Community Emergency Planning By-Law
By-Law No. 37: A By-Law of the Municipality of the Village of Salisbury Respecting a Curfew

MOTION: Council of the Town of Salisbury give first and second readings of By-Law No.13, A By-Law to Repeal Numerous By-Laws of the Former Village of Salisbury, by title only.

Moved by: Councillor Colwell
Seconded by: Councillor Bannister

Clerk proceeded to give first reading by title only for By-Law No. 13, A By-Law to Repeal Numerous By-Laws of the Former Village of Salisbury.

Clerk proceeded to give second reading by title only for By-Law No. 13, A By-Law to Repeal Numerous By-Laws of the Former Village of Salisbury.

Clerk then stated that third reading of By-Law No. 13 can take place at the next Council meeting, if Council so wishes, noting that it can be amended before the third reading and enactment.

Motion Carried

10. CLOSED SESSION - Labour and Employment Personnel (68(1)(j) Local Governance Act), Contractual (68(1)(c) Local Governance Act)

MOTION: Enter into a Closed Session. (8:32 PM)

Moved by: Councillor Dykstra
Seconded by: Councillor Colwell

Motion Carried

CLOSED SESSION

MOTION: Return to the Regular Meeting. (9:15 PM)

Moved by: Councillor D'Ettore
Seconded by: Councillor Dykstra

Motion Carried

11. MAYOR AND COUNCILLORS' STATEMENTS/INQUIRIES

There were no statements or inquiries.

12. NOTICES OF MOTIONS AND RESOLUTIONS

1. Land for Public Purposes - PID#70480561

The following motion concerned the previous creation of a new lot for building purposes on Fredericton Road.

MOTION: Council accept the amount of $2,704 as cash in lieu of land for public purposes for Lot 24-2 on the Lynn and Ronald Beckwith Subdivision plan, amending lot bearing PID 70480561.

Moved by: Councillor Colwell
Seconded by: Councillor Bannister

Motion Carried

2. Re-appointments to Salisbury Public Library Board

Council was asked to approve request from Salisbury Public Library Board to re-appoint two current members whose terms expired.

MOTION: Council reappoint Brenda Lewis and Linda Steeves to the Salisbury Public Library Board for three-year terms, retroactive to November 1, 2024, and concluding on October 31, 2027.

Moved by: Councillor Dykstra
Seconded by: Councillor Bannister

Motion Carried

13. ADJOURNMENT

MOTION: Adjourn the meeting. (9:20 pm)

Moved by: Councillor O'Blenis
Seconded by: Councillor Bannister

Motion Carried

_____

Chair

_____

Clerk