

WEST HANTS MUNICIPALITY

Special Council – Budget Meeting Agenda Amended April 15, 2026

April 14, 2026, 5:00 p.m.

Sanford Council Chambers 76 Morison Dr, Windsor, NS

(also held via virtual via Zoom and YouTube livestreamed)

Agenda is subject to changes up to and including during the meeting



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1. Call to Order
 2. Attendance
 3. Approval of the Agenda, including additions or deletions
 4. Declaration(s) of Conflict of Interest
 5. Announcements
 6. Special Committee of the Whole Budget Excerpts (April 8, 2026) Motions & Resolutions
 - a) Budget Approval Motion
 - b) Taxing Resolution
 - c) HMCC Resolution
 - d) Tax Exemption List
 - e) Property Owners Association Resolutions
 - f) Funding Agreement Motions
 - g) 2.5% increase Department Budget Cap for 2027/2028
 7. Next Meeting Date / Adjournment – April 28, 2026 Council meeting

WEST HANTS REGIONAL MUNICIPALITY
Special Council Budget Meeting Minutes

April 14, 2026 - 5:00 p.m.

Sanford Council Chambers, 76 Morison Dr, Windsor, NS

And virtually via Zoom (also YouTube Livestreamed)



1. Call to Order – The meeting was called to order at 5:00 pm

2. Attendance

Council:

Abraham Zebian, Mayor

Rupert Jannasch, Councillor, District 1

Scott McLean, Councillor, District 2 (5:54 pm)

Chrystal Remme, Councillor, District 3 (5:04 pm)

Paul Wheadon, Councillor, District 4

Bob Morton, Councillor, District 6 (5:22 pm)

Debbie Francis, Deputy Mayor, Dist. 5

Kayla Leary-Pinch, Councillor, District 7 (ZOOM)

Paul Morton, Councillor, District 8

John Smith, Councillor, District 9

Bonnie Smith, Councillor, District 10

Jim Ivey, Councillor, District 11

Staff:

Mark Phillips, Chief Administrative Officer

Todd Richard, Dir. Public Works

Carlee Rochon, Dir. Finance

Tim Bouter, Project Engineer

Deanna Snair, Municipal Clerk

Kathy Kehoe, Dir. Community Dev.

Katie Rose, HR Manager

Regrets:

Kari Fougere, Acting Dir. Planning & Development

Gallery:

2 members of the public

3. Approval of the Agenda including additions or deletions

Information on the Reserve budget was presented, but going forward there was no separate motion to approve the Reserve budget due to the earlier timelines.

With no proposed changes, the agenda was approved as circulated.

4. Declaration of Conflict of Interest - None

5. Announcements (5:01 pm)

Mayor Zebian provided the Land Acknowledgement and Code of Conduct reminders.

Congratulations were extended to Councillor Wheadon on hosting a successful Town Hall meeting.

6. Special Committee of the Whole Budget Excerpts (April 8, 2026) Motions & Resolutions

Prior to discussions a concern was raised regarding the position of water meter technician. It was suggested it had the same deliverables as the previously approved CET position. Concern was raised that there have been no updates provided around the efficiency of the CET position since being approved. It was suggested that in order to be transparent and fair to the taxpayers the new

proposed water meter technician position should be a 1-year term to ensure it was needed and was able to fund itself.

MOVED BY COUNCILLORS P. MORTON AND J. SMITH THAT COUNCIL DIRECT STAFF TO MAKE THE WATER METER TECHNICIAN POSITION A 1 YEAR POSITION. MOTION DEFEATED. Nays: Ivey, B. Smith Wheadon and Jannasch

Councillors Remme and Leary-Pinch did not participate in the vote as they were not present for the discussion.

Point of Order was called by Councillor Ivey; it was felt the motion should have been presented before the meeting began. The Chair advised the motion was not out of order and the Point of Order was withdrawn by Councillor Ivey.

Discussion Points:

- A discussion occurred about the position. It was noted that several positions were not approved because Council was waiting for the organizational review to be finished. It was suggested that a term position may be a good option until the review was completed.
- It was noted that hiring for a one-year term in the current market would be challenging due to the required qualifications, technical skills, and possibly needing a trades background.
- The two positions were different: the CET role focused on stormwater and sewer work within the engineering department, while this role would be about 80% field work replacing water meters.
- The minimum requirements for the Water Meter Technician position were Grade 12, with some additional preferred qualifications.
- There was support for the original motion for the position as discussed at the previous meeting. Given the significant water losses and growing cost pressures on the utility, investing in efforts to reduce water loss was necessary.

a) Budget Approval Motions

2026/27 Operating Budget

Concern was raised regarding expenses and allocations of costs across the general rate and knowing those areas were impacted by transfers to and from reserves and the lack of a formal reserve budget; Councillor Ivey identified he could not support the budget as he struggled with the reserve figures that were presented.

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR JANNASCH THAT COUNCIL APPROVE THE 2026-27 OPERATING BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON APRIL 8, 2026, OUTLINING TOTAL GENERAL RATED EXPENSES AND TRANSFERS OF \$19,447,327; TOTAL AREA RATED EXPENSES AND TRANSFERS FOR THE COMMUNITY OF WEST HANTS OF \$4,044,923; TOTAL AREA RATED EXPENSES AND TRANSFERS FROM THE COMMUNITY OF HANTSPORT OF \$456,033; AND TOTAL AREA RATED EXPENSES AND TRANSFERS FOR THE

COMMUNITY OF WINDSOR OF \$3,981,062. MOTION CARRIED. Nays:
Ivey

2026/27 WHRM Water Utility Budget

It was felt that unknown expenses were affecting both the current and upcoming year, creating challenges for the utility due to project timing and unexpected non-operational costs. As a result, Councillor Ivey stated he could not support the budget.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON
THAT COUNCIL APPROVE THE 2026-27 WEST HANTS REGIONAL WATER
UTILITY BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON
APRIL 8, 2026. MOTION CARRIED.** Nays: J. Smith

2026/27 WHRM Capital Budget

Concerns were raised that funds were being spent on projects faster than timelines could support, based on project planning and timing. As a result, Councillor Ivey stated he could not support the budget.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON
THAT COUNCIL APPROVE THE 2026-27 CAPITAL BUDGET AS PRESENTED
TO COMMITTEE OF THE WHOLE ON APRIL 8, 2026. MOTION CARRIED.**
Nays: Ivey, J. Smith and Wheadon

b) 2026-2027 Taxing Resolution

If sewer incurs a deficit, it creates a receivable to the WHRM Regional Operating Reserve. Once sewer has a surplus, they pay back that same Operating Reserve.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON
THAT BE IT RESOLVED THAT THE SUMS THAT ARE REQUIRED FOR THE
LAWFUL PURPOSES OF THE WEST HANTS REGIONAL MUNICIPALITY FOR
THE YEAR 2026-27 AFTER CREDITING THE PROBABLE REVENUE FROM
ALL SOURCES OTHER THAN THE GENERAL RATES FOR THE YEAR AND
MAKING THE ALLOWANCE FOR THE ABATEMENT AND LOSSES THAT
MAY OCCUR IN THE COLLECTION OF TAXES AND TAXES FOR THE
CURRENT YEAR THAT MAY NOT BE COLLECTED OR COLLECTABLE IS
\$19,447,327 AND THIS COUNCIL HEREBY AUTHORIZES THE LEVYING
AND COLLECTION OF A GENERAL TAX RATE OF NINETY-EIGHT CENTS
(\$.98) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSED VALUE OF
COMMERCIAL PROPERTY AND THE ASSESSED VALUE OF RESIDENTIAL
PROPERTY AND GENERAL RESOURCE PROPERTY THAT WILL EQUAL
EIGHT THREE SIX ONE CENTS (\$0.8361) PER ONE HUNDRED DOLLARS
(\$100) OF THE ASSESSMENT ON RESIDENTIAL AND GENERAL RESOURCE
PROPERTY.**

**BE IT FURTHER RESOLVED THAT THE SUMS THAT ARE REQUIRED FOR
THE LAWFUL PURPOSES OF THE COMMUNITY OF WEST HANTS FOR THE
YEAR 2026-27 AFTER CREDITING THE PROBABLE REVENUE FROM ALL
SOURCES OTHER THAN THE AREA RATES FOR THE YEAR AND MAKING**

THE ALLOWANCE FOR THE ABATEMENT AND LOSSES THAT MAY OCCUR IN THE COLLECTION OF TAXES AND TAXES FOR THE CURRENT YEAR THAT MAY NOT BE COLLECTED OR COLLECTABLE IS \$4,044,923 AND THIS COUNCIL HEREBY AUTHORIZES THE LEVYING AND COLLECTION OF AN AREA RATE TAX OF EIGHTY CENTS (\$0.80) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSED VALUE OF COMMERCIAL PROPERTY AND THE ASSESSED VALUE OF RESIDENTIAL PROPERTY AND GENERAL RESOURCE PROPERTY THAT WILL EQUAL ONE SEVEN SIX TWO (\$0.1762) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSMENT ON RESIDENTIAL AND GENERAL RESOURCE PROPERTY.

BE IT FURTHER RESOLVED THAT THE SUMS THAT ARE REQUIRED FOR THE LAWFUL PURPOSES OF THE COMMUNITY OF HANTSPORT FOR THE YEAR 2026-27 AFTER CREDITING THE PROBABLE REVENUE FROM ALL SOURCES OTHER THAN THE AREA RATES FOR THE YEAR AND MAKING THE ALLOWANCE FOR THE ABATEMENT AND LOSSES THAT MAY OCCUR IN THE COLLECTION OF TAXES AND TAXES FOR THE CURRENT YEAR THAT MAY NOT BE COLLECTED OR COLLECTABLE IS \$560,962 AND THIS COUNCIL HEREBY AUTHORIZES THE LEVYING AND COLLECTION OF AN AREA RATE TAX OF TWO DOLLARS AND SEVENTY-TWO CENTS (\$2.72) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSED VALUE OF COMMERCIAL PROPERTY AND THE ASSESSED VALUE OF RESIDENTIAL PROPERTY AND GENERAL RESOURCE PROPERTY THAT WILL EQUAL FOUR TWO SEVEN SIX CENTS (\$0.4276) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSMENT ON RESIDENTIAL AND GENERAL RESOURCE PROPERTY.

BE IF FURTHER RESOLVED THAT THE SUMS THAT ARE REQUIRED FOR THE LAWFUL PURPOSES OF THE COMMUNITY OF WINDSOR FOR THE YEAR 2026-27 AFTER CREDITING THE PROBABLE REVENUE FROM ALL SOURCES OTHER THAN THE AREA RATES FOR THE YEAR AND MAKING THE ALLOWANCE FOR THE ABATEMENT AND LOSSES THAT MAY OCCUR IN THE COLLECTION OF TAXES AND TAXES FOR THE CURRENT YEAR THAT MAY NOT BE COLLECTED OR COLLECTABLE IS \$3,981,062 AND THIS COUNCIL HEREBY AUTHORIZES THE LEVYING AND COLLECTION OF AN AREA RATES TAX OF TWO DOLLARS AND EIGHTY-TWO CENTS (\$2.82) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSED VALUE OF COMMERCIAL PROPERTY AND THE ASSESSED VALUE OF RESIDENTIAL PROPERTY AND GENERAL RESOURCE PROPERTY THAT WILL EQUAL SEVEN TWO ZERO THREE CENTS (\$0.7203) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSMENT ON RESIDENTIAL AND GENERAL RESOURCE PROPERTY.

BE IT FURTHER RESOLVED THAT THE TAXPAYERS IN THE SAID MUNICIPALITY ARE REQUIRED TO PAY THE WHOLE OF THEIR TAXES ON

OR BEFORE THE 1ST DAY OF SEPTEMBER, A.D., 2026 PROVIDED THAT IF THE TOTAL AMOUNT OF TAXES OWING IS NOT PAID IN FULL ON OR BEFORE THE 1ST DAY OF SEPTEMBER, A.D., 2026 THE BALANCE OF CURRENT AND PRIOR YEARS' TAXES THEN OWING WILL BEAR INTEREST AT A RATE OF 15% PER ANNUM, SUCH RATE TO BE CALCULATED MONTHLY AT THE END OF EACH MONTH AT A RATE OF 1.25% UNTIL THE SUMS ARE PAID. TAX DUE DATE – SEPTEMBER 1, 2026. MOTION CARRIED. Nays: Ivey

c) HMCC Resolution

The 10% administration fee (included in the \$104,929) was through the area rate policy for Hantsport. If there was a desire to see a change in the admin fee, a public meeting was required to vote on the change as the 10% was built into the area rate. Part of the admin fee covers the costs associated with reviewing Hantsport's annual financial statements and reconciling all expenses as they come in.

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT BE IT RESOLVED THAT COUNCIL SUPPORT THE AREA RATE FOR THE HANTSPORT MEMORIAL COMMUNITY CENTRE (HMCC) IN THE FOLLOWING AMOUNTS: RESIDENTIAL - \$0.0470 PER \$100 OF TAXABLE ASSESSMENT AND COMMERCIAL - \$0.3591 PER \$100 OF TAXABLE ASSESSMENT FOR A COMBINED TOTAL OF \$104,929, FOR FISCAL YEAR APRIL 1, 2026 TO MARCH 31, 2027. MOTION CARRIED. Nays: Ivey

d) 2026-2027 Tax Exemption List

The Masonic Society was removed from the list. Once a building changes its purpose, it was no longer eligible to be exempt.

The difference between full and partial exemption was halls do not hold the liquor licences, the renter does, while the curling club holds the liquor licence itself.

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT SCHEDULES A, B AND C OF THE ANNUAL TAX EXEMPTION PROPERTY LISTING FOR THE FISCAL YEAR 2026/2027 BE APPROVED AS PRESENTED. MOTION CARRIED

d) Property Owners Association Resolutions

Blomidon View Residents Association Uniform Charge 2026-2027

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$105.00 PER SHARE BASED ON AN UNDEVELOPED LOT, \$420.00 PER SHARE BASED ON A DEVELOPED LOT, AND \$210.00 PER SHARE BASED ON A SEASONAL DWELLING LOT FOR THE YEAR ENDING MARCH 31, 2027 FOR A TOTAL COLLECTION OF \$4,725.00, AND SUCH AMOUNT

COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE BLOMIDON VIEW RESIDENTS ASSOCIATION. MOTION CARRIED

Chalet Hamlet Property Owners Association Uniform Charge 2026 - 2027

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR LEARY-PINCH THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$671.46 (INCLUSIVE OF HST) PER MEMBER FOR THE YEAR ENDING MARCH 31, 2027, FOR A TOTAL COLLECTION OF \$136,977.84, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST LESS SHALL BE FORWARDED TO THE CHALET HAMLET PROPERTY OWNERS ASSOCIATION. MOTION CARRIED

Chateau Village Property Owners Association Uniform Charge 2026 - 2027

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$541.34 (INCLUSIVE OF HST) PER MEMBER FOR THE YEAR ENDING MARCH 31, 2027, FOR A TOTAL COLLECTION OF \$70,915.54, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST LESS SHALL BE FORWARDED TO THE CHATEAU VILLAGE PROPERTY OWNERS ASSOCIATION. MOTION CARRIED

Falls Lake West Owners Association Uniform Charge 2026 - 2027

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$564.30 (INCLUSIVE OF HST) PER MEMBER FOR THE YEAR ENDING MARCH 31, 2027, FOR A TOTAL COLLECTION OF \$68,280.30, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST LESS SHALL BE FORWARDED TO THE FALLS LAKE WEST OWNERS ASSOCIATION. MOTION CARRIED

Innes Lane Property Owners Association Uniform Charge 2026-2027

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS

REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$100.00 PER SHARE BASED ON AN UNDEVELOPED LOT, AND \$250.00 PER SHARE BASED ON A DEVELOPED LOT FOR THE YEAR ENDING MARCH 31, 2027 FOR A TOTAL COLLECTION OF \$6,800.00, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE INNES LANE PROPERTY OWNERS ASSOCIATION. MOTION CARRIED

North Canoe Lake Owner's Association Uniform Charge 2026-2027

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$78.25 EACH FOR 10 PROPERTIES BEFORE THE BRIDGE ON CANOE LAKE COVE ROAD AND \$312.73 EACH FOR 34 PROPERTIES BEYOND THE BRIDGE ON THE SAME ROAD FOR THE YEAR ENDING MARCH 31, 2027, FOR A TOTAL COLLECTION OF \$11,415.32, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE NORTH CANOE LAKE COTTAGE OWNERS ASSOCIATION. MOTION CARRIED

e) Funding Agreement Motions

Windsor Agricultural Society - Hants County Exhibition Grant

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON THAT COUNCIL RENEW THE \$50,000 GRANT TO THE WINDSOR AGRICULTURAL SOCIETY FOR 2026/27 TO ASSIST WITH THE COST ASSOCIATED WITH IMPROVING THE EXHIBITION ARENA BY REPLACING THE PANELS ON THE WEST SIDE OF THE ARENA, UPGRADING THE LIGHTING, WATER & HEATING AS WELL AS WASHROOM ACCESSIBILITY, FUNDED THROUGH THE CANADA COMMUNITY BUILDING FUND. MOTION CARRIED

West Hants Middle School

MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR WHEADON THAT COUNCIL APPROVES ENTERING INTO A 1-YEAR GRANT FUNDING IN THE AMOUNT OF \$20,000 TO WEST HANTS MIDDLE SCHOOL, TO SUPPORT AFTER-SCHOOL PROGRAM TRANSPORTATION AND OPERATIONS. MOTION CARRIED

The last item discussed was the motion made by Councillor Jannasch at the March 26th meeting recommending a 2.5% cap increase to departmental budgets in 2027/28. It was suggested a

check-in about halfway through the year may be valuable to see where the budgets were at to make sure 2.5% was a realistic figure.

**MOVED BY DEPUTY MAYOR FRANCIS AND COUNCILLOR P. MORTON
THAT WEST HANTS COUNCIL CAP THE INCREASE TO DEPARTMENTAL
BUDGETS AT 2.5% INCREASE FOR THE 2027/28 TAX YEAR. MOTION
CARRIED.** Nays: Ivey, Wheadon, Remme and Francis

7. Next Meeting Date / Adjournment

With no further business, the meeting adjourned at 5:50 p.m. The next meeting will be the Committee of the Whole meeting on April 14, 2026, at 6 p.m.

Mayor Zebian (Chair)

Deanna Snair, Municipal Clerk