

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

COMMITTEE OF THE WHOLE AGENDA

Tuesday, December 20th, 2016 @ 5:30 pm

Municipal Administration Centre

- 1) Call to Order – Chairman, Warden Russell Boucher
- 2) Approval of Agenda
- 3) Approval of December 6th, 2016 Committee of the Whole Minutes
- 4) Business Arising from the Minutes
- 5) Consideration of Canada 150 Project
- 6) Capital Investment Plan
- 7) Finance Updates
- 8) Tender Awards:
 - a. Corporate Plan Facilitation
 - b. Water Utility Generator Sets
 - c. Mount Cameron & Route 337 Service Areas Water System Review
- 9) In-Camera:
 - a. Public Safety – Fringe Fire Protection
 - b. Legal Advice – Wright's River Aquifer
 - c. Contract – Exhibition Lease
- 10) Staff Reports
- 11) Adjournment

TO:	COMMITTEE MEMBERS
FROM:	GLENN HORNE, MUNICIPAL CLERK TREASURER
SUBJECT:	<i>COMMITTEE OF THE WHOLE MEMO</i>
DATE:	DECEMBER 20 TH , 2016

CONSIDERATION OF A CANADA 150 PROJECT (For Decision)

Please see the attached memo from Recreation Director, Marlene Melanson.

CAPITAL INVESTMENTS PLAN (For Discussion)

Attached are materials to support the Committees consideration of particular capital investment and begin placement within the three-year plan. Included are:

- Infrastructure Inventory,
- Priority Summary,
- Preliminary Assessments, and
- Three-Year Plan Template.

Senior staff will be on hand to address any questions of the Committee.

FINANCE UPDATES (For Discussion)

Director of Finance, Allison Duggan, will be on hand to speak to the current financial position of the Municipality and answer any questions of the Committee. Materials will be circulated prior to the meeting.

TENDER AWARDS (For Decision)

The following tenders and RFPs have recently closed; the Committee is requested to give consideration to each of the following:

Corporate Plan Facilitation

The deadline to submit proposals was Friday, Nov. 25; 21 proposals were received. A committee of three staff and three councillors has been struck (Mary MacLellan, Vaughan Chisholm, Russell Boucher, Tammy Feltmate, Marlene Melanson & Glenn Horne). Staff has completed an initial review and recommended a top six to the whole committee. The committee reviewed these six and further reduced the list to two, which were interviewed via teleconference on Thursday, December 15.

Based on the requirements outlined in the RFP and consideration by the committee, ***it is recommended that the Sobey School Business Development Centre be awarded the contract to facilitate development of the Municipality's Corporate Plan.***

The proposal is included separately from your agenda package for your review. Please keep it in confidence.

Upon approval, staff will communicate the results of the request for proposals to all proponents and schedule a "start-up" meeting with the successful proponent. We anticipate commencement of the

project early in the New Year and a completed plan delivered for Council approval by the end of May, 2017. Shortly after the initiation of this process, a "Council Retreat" will be scheduled.

Water Utility Generator Sets

Public Works issued a request for proposals for supplies only for two (2) back up diesel generators for the Municipality's water utilities. The following quotes have been received:

Page | 3

NAME	QUOTE
SANSOM	\$38,790.00
SOMMERS	\$41,390.00
DAC	\$45,610.00
SOURCE ATLANTIC	\$61,033.56
T & T POWER	\$63,697.80

Based on the quotes received, it is recommended that ***two (2) diesel generators be purchased from Sanson at the quoted price.***

Mount Cameron & 337 Water System

As part of the most recent Water Rate application and 2016/17 water budget, funds have been allocated to conduct a review of the Municipality's fringe water system, specifically for fire flows. Recently, the Municipality retained Colliers International on a trial basis to manage this review. Due to development pressure, the Mount Cameron and 337 service area was identified as a logical area to begin the review and pilot Colliers services.

Some of the deliverables for this project include:

- Develop a hydraulic model that represents the existing water distribution network.
- Liaise with Colliers Project Leaders and the Town of Antigonish to confirm flows to existing meter chambers at the boundary between the Town and the County.
- Analyse existing system capacities to confirm base flows to and within the Mount Cameron and Route 337 service areas.
- Provide input and comment on fire flow protection requirements for Mount Cameron and Route 337 service area developments as established through the review of proposed development density, building types and applicable codes.
- Identify potential opportunities to supplement existing flow rates within the service area.
- Develop engineering based solutions/options and analyses using the hydraulic model to confirm required flow availability.
- Evaluate options based on feasibility, costs, operations and sustainability.
- Identify an implementation strategy and associated infrastructure for the preferred option.

An RFP on the Municipality's behalf to begin this review closed on Wednesday, December 14. A recommendation for award will be provided prior to the meeting.

Based on the recommendations above, the following motions are in order:

The Committee recommends to Municipal Council that the Sobey School Business Development Centre be awarded the contract to facilitate development of the Municipality's Corporate Plan.

The Committee recommends to Municipal Council that two (2) diesel generators be purchased from Sanson at the quoted price.

The Committee recommends to Municipal Council that _____ be awarded the review of the Mount Cameron and 337 water system.

Page | 4

STAFF REPORTS (For Information)

Change of Use Policy – Staff are verifying details pertaining to a Change of Use Policy with Municipal Affairs for Council's consideration. A draft policy will be prepared for early in the New Year. In the meantime the Municipality will continue with its practice of not charging a change of use tax.

Antigonish Arena Governance – Municipal Affairs has agreed to review the governance and provide options for consideration by Municipal and Town Council. This review has commenced and further update will be provided in the New Year.

Tax Sale – Finance Department Officials attended the Inverness County tax sale earlier in December. A number of promising practices were reviewed and will be incorporated into our own tax sale in February.

Joint Council Meeting – A Joint Council meeting is tentatively scheduled for Tuesday, January 10 at 6pm at the Town Office. The purpose of this meeting is to hear a presentation from and discuss options for the BURMAC cup.

Town Sewer Treatment Plant - The Director of Public Works with the Town of Antigonish, Ken Proctor, P.Eng., has provided the following update of events taking place since the June 28 presentation to Joint Municipal Councils, including information from a recent joint staff municipal meeting discussion, specifically with respect to the Town of Antigonish (ToA) Sewer Treatment Plant (STP):

The 2010 NSE risk ranking indicated the ToA STP was a medium sized , low risk facility with any involved upgrades being required by 2030. Federal and Provincial regulations require an Environmental Risk Assessment (ERA) for wastewater discharges be undertaken by 2017 (Fed) / 2018 (Prov). In acknowledging these requirements, the TOA hired Natech Environmental Services Inc to undertake an ERA.

Natech's study work involves a baseline review and a field sampling review of existing effluent discharge conditions to the Wrights River (and to the Antigonish Harbour) under the presently used NS Dept of Environment (NSE) effluent discharge criteria.

Concurrently with our ERA , Natech has been selected by NSE to undertake an assessment and provide recommendations for updated Provincial effluent discharge guidelines. Natech has filed their recommendations with NSE and the ToA STP ERA work has been mentioned as a possible case study in assessing possibly revised provincial regulations.

The Natech scope of work has involved three phases:

1. Collection of existing base sampling data and correlation to summer field work

2. Assessment of alternate discharge points
3. Reassessment of study work using the proposed new ERA (relaxed) guidelines

General findings to date are noted as follows:

- Initial characterization (under current NSE guidelines):
 - Plant is performing well for a lagoon system, compared to similar systems
 - Additional monitoring will be required for various discharge parameters
 - Significant changes would be necessary to meet Discharge Objectives set out in report
- Possible outfall change to West River:
 - Assessment of the West River for discharge would provide slightly more dilution, and lessens impact (slightly) of all parameters
 - West River would still have most of the same parameters exceeding Discharge Objectives (although by less)
- Lessening of mixing zone strictness/penalties:
 - Potential changes to regulations would lessen the strictness of the mixing zone requirement, thus lessening the strictness of the Discharge Objectives
 - This would be a significant change, raising limits to where some parameters are no longer a concern (Dissolved Oxygen, etc)
 - Upgrading the existing plant would become technically feasible to meet these new Discharge Objectives.
 - Preliminary process design implications would be required to assess involved plant changes and related capital/operational costs

Page | 5

Next Steps:

- Assess draft Natech report for recommendations and possible options;
- Undertake preliminary working group assessment for plant optimization and cost of upgrades
- Finalize Natech Report and submit to NSE (by end of Jan/17)
- Maintain contact with NSE for report comments
- Assess plant and system operations for interim improvements till NSE comments received (possibly 6-9 months)
- Review NSE comments, when received, for requirements of a future Pre-Design Study (2018)

REQUEST FOR DECISION / DIRECTION

TO: COMMITTEE OF THE WHOLE
FROM: MARLENE MELANSON, RECREATION DIRECTOR
SUBJECT: ***CANADA 150 - LEAVING A COMMUNITY LEAGACY***
DATE: DECEMBER 20, 2016

Page | 6

RECOMMENDATION

Recreation staff recommends the following:

- That in celebration of the 150th year of confederation and the Municipality's annual Canada Day festivities, the Municipality of the County of Antigonish leave a legacy to the community that can be used for many years to come.
- That Municipal Council in consultation with the Strait Regional School Board explore the feasibility of constructing a Multi-Purpose Outdoor Structure at Saint Andrew Junior School to mark the 150th year of confederation.
- That Municipal Council obtain the professional services of a firm or company for the purpose of designing and determining the construction cost of the Multi-Purpose Outdoor Structure.

BACKGROUND

In 2017, Canadians across the country will mark the 150th anniversary of Confederation with activities, festivals, capital ventures and so much more. Celebrations will take place across the country at the community and municipal level as well as provincially and nationally.

Supportive physical environments help people adopt healthy, active lifestyles by making “the healthy choices the easy choices.” Environments for recreation encompass many settings, including sports fields, recreational waters, trails, parks, and community centres.¹ (*Shared Strategy for Advancing Recreation in Nova Scotia*, © Crown copyright, Province of Nova Scotia, 2015)

The 150th anniversary of confederation is an ideal opportunity for the Municipality to celebrate its communities history and heritage, as well as its commitment to fostering active healthy lifestyles.

Recreation Departments in Antigonish, local schools and school boards have a long standing history of working together to provide a variety of programs and services to students and the community. Community use of schools, afterschool programs, community events, and field upgrades, are but a few examples of cooperative initiatives that have taken place over the years.

St. Andrew Junior School is one of the schools where several successful cooperative ventures have taken place since the school opened in the fall of 1996. In addition to providing educational programming and extracurricular activities to its' students, it has been operating as a community school since 1997.

It has become evident through a number of informal conversations that opportunities for additional cooperative projects between the recreation departments and St. Andrew Junior School exist. Representatives from the Municipality of the County of Antigonish, the Town of Antigonish, the Strait Regional School Board, St. Andrew Junior School, and Public Health met to further explore these opportunities

The above mentioned stakeholders identified a number of projects as possible new cooperative initiatives for the outdoor space at St. Andrew Junior School. These include a multi-purpose outdoor structure, soccer field upgrades, new play structures, and a walking trail/path.

At this time, these projects are simply a collection of many ideas; all of which will have to be reviewed and assessed for feasibility. Should any or all of these projects move forward it would most likely have to be completed in phases. Given that a Multi-Purpose Outdoor Structure is being recommended as a Municipal Canada 150 “capital legacy” contribution to the community in and that Canada Day is just over six months away; this item should be assessed for feasibility immediately.

CONSIDERATIONS

A Multi-Purpose Outdoor Structure would be a new facility which could be used for a variety of activities and functions including but not limited to the following:

- Outdoor shelter for the recreation department’s outdoor afterschool programs as well as other outdoor recreation programs offered by the county.
- Outdoor Classroom: A space for the SAJS “Green Team” students to host activities, for teachers to hold classes in the outdoors, and a meeting spot for students during lunch break and recess.
- Outdoor stage for the Municipality’s Canada Day Celebrations.
- Outdoor shelter/stage for community events and programs.

STRATEGIC PLAN

The overall outdoor site development concept for Saint Andrew Junior School ties in nicely with the Recreation Departments Plan as well as the Active Transportation Plan.

The Multi-Purpose Outdoor Space also lends itself the nicely to the following objective in the recreation department plan: to increase opportunities for non-traditional, unstructured Physical Activity. This objective has a strong focus on Outdoor Recreation.

WORK PLAN IMPLICATIONS

Work plan implications are that municipal personnel will be required to spend more time on the planning of the 2017 Canada Day celebrations.

BUDGET IMPLICATIONS

The initial budget implications are the cost of hiring a firm or company to design and determine construction cost of the proposed Multi-Purpose Outdoor Structure. It is anticipated that this could cost up to \$5000. Potential funding sources have been identified to assist with this phase of planning which could cover up to 50% of design cost.

ALTERNATIVES

Municipal Council may choose not to allocate any resources (staff, financial, etc.) to the establishment of an Multi-Purpose Outdoor facility.

COMMUNICATION CONSIDERATIONS

None at this time.

NEXT STEPS

- Contact a firm/company to for the purpose of designing and determining the construction cost of the Multi-Purpose Outdoor Structure.
- Review the design options for the facility and choose a design concept to move forward with.

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

COMMITTEE OF THE WHOLE MEETING MINUTES

A Committee of the Whole Meeting was held Tuesday, December 6th, 2016 at 5:30pm in the Council Chambers of the Municipal Administrative Centre, 285 Beech Hill Road, Antigonish NS.

Present were: Warden Russell Boucher, Chair
 Deputy Warden Owen McCarron
 Councillor Mary MacLellan
 Councillor Donnie MacDonald
 Councillor Hughie Stewart
 Councillor Vaughan Chisholm
 Councillor Rémi Deveau
 Councillor John Dunbar
 Councillor Gary Mattie
 Councillor Bill MacFarlane
 Glenn Horne, Municipal Clerk/Treasurer
 Beth Schumacher, Deputy Municipal Clerk
 John Bain, Director, Eastern District Planning Commission
 Adam Rodger, Municipal Solicitor

Gallery: Jamie Chisholm, TIR
 Robert (Gussie) MacInnis, TIR
 Gerald Teasdale, Resident
 Charlie Lowe, Resident

The meeting of the Committee of the Whole was called to order by the Chair, Warden Boucher, at 6:07pm.

APPROVAL OF AGENDA

Deputy Warden McCarron requested that the following items be added to the agenda:

- Antigonish Caravan
- Antigonish Early Childhood Intervention

Moved by Councillor MacLellan and seconded by Councillor Deveau that the agenda be approved as amended. Motion carried.

APPROVAL OF MINUTES

Moved by Councillor MacDonald and seconded by Deputy Warden McCarron that the Committee of the Whole minutes of November 15, 2016 be approved as presented. Motion carried.

BUSINESS ARISING FROM THE MINUTES

There was no business arising from the minutes.

TRANSPORTATION AND INFRASTRUCTURE RENEWAL PRESENTATION

Jamie Chisholm, the Area Manager for Eastern District Operations (Antigonish-Guysborough) and Robert (Gussie) MacInnis provided members of the Committee with a brief overview of some of the work that

had been done in the County over the summer construction and maintenance season. Some of these items included; pavement of 337, shoulders on 245, ditching, hot patch in various locations, culvert installations and reconstructions, and roadside vegetation management. Sections of Cloverville Road and Taylor's Road have been rebuilt, and a culvert on the Summerside-Bayfield Road represented a large project for the department.

For the winter, an additional plow is being brought in from Sydney to be added to the local rotation due to the new highway now being open. A new plow truck is included in the capital plan for purchase next year. Further for this winter, the local office is looking at placing more emphasis on anti-icing efforts. As well, the region's public call-in line is being transferred to a call centre in Sydney, which will centralize that information and provide the local office with a system of formally tracking calls and requests. Doing this will provide staff in the local office with more time to undertake their assigned duties.

Regarding Access Management on old Highway 104 (now Trunk 4), no changes are proposed to the existing 2008 Access Management Guidelines, and this stretch is staying "restricted access", with accesses proposed requiring TIR/Minister approval. A copy of these Access Management Guidelines was left for distribution to the Committee.

With respect to the intersection at Trunk 4 and Beech Hill Road, a traffic count was done to determine whether volumes warranted a signalized intersection now that Trunk 4 is open through. Levels did not meet signalized warrants now, but counts will be done in the future if further development in the area takes place. Nothing else is anticipated to be done with this intersection now.

Councillor MacFarlane asked a question about the speed limit along the stretch of Trunk 4, and whether consideration would be given to keeping the speed 70km/h for the full stretch instead of varying as it does now. Mr. Chisholm indicated that he would pass that suggestion along.

Councillor Stewart asked whether there were any complaints following the reconfiguration of the intersection at Market Street and Trunk 4. Mr. Chisholm noted that there were some calls during the first few days after the change, but that drivers were adjusting that TIR was still working on signal timing there.

Deputy Warden McCarron enquired as to whether alternative wording might be considered for the signage at the Trunk 4/Beech Hill intersection, where reference is made to "through" traffic not stopping - some drivers may believe that they do not have to stop if they are proceeding through the intersection instead of Trunk 4 traffic having the right-of-way. Mr. Chisholm noted that the signage team had been exploring options for wording, and would continue to develop/explore options for this specific intersection. Deputy Warden McCarron further asked for clarification on shift change times for the local department; Mr. Chisholm responded that shifts for drivers changed at 4am and 4pm, which had been moved up from a 5am/5pm changeover in an effort to avoid shift changes happening during rush hours.

Councillor Mattie asked whether any of the traffic movements permitted at the Trunk 4 / Beech Hill intersection had changed from what was permitted before the closure. Mr. Chisholm replied that nothing there was new (movements permitted), but that the public was adjusting following that intersection being different for so many years.

Regarding the intersection of Trunk 4 and Trunk 7, Mr. Chisholm identified that design staff had looked into the feasibility of adding a temporary right turn lane to ease congestion, but found that the prices that came back for the proposal were too high to justify for a temporary use. The local department was waiting for further analysis and design work to be done for the best solution at this intersection during the winter.

Deputy Warden McCarron asked Mr. Chisholm for some budget trend information, understanding that local budgets are being decreased while roads numbers remain consistent, to inform Committee/Council as potential lobbyists on behalf of their constituents. Mr. Chisholm brought to their attention a new program for gravel roads, for their reconstruction, that the department is looking to bring out.

Councillor Stewart asked about the chip seal on Ohio Road. Mr. Chisholm noted that the third coat of chip seal is applied in the third year, to accommodate some settling of the previous coats, and that the road in question was likely due for that this upcoming year.

Councillor MacDonald asked about the winter readiness of the local office in terms of equipment and staff. With the exception of the additional plow on its way down from Sydney, the local office was ready to go should a snow event happen.

Councillor Deveau asked whether there was any more information about the concerns raised with the turns off of Highway 104 onto Dagger Woods Road. Signs have been installed, and NS Power was on the site within the last week to explore installation options for a flashing amber light. No plans were in the works yet for a dedicated turning lane for this road.

DANGEROUS AND UNSIGHTLY

Mr. Bain introduced his report, which was included in the agenda package, outlining the circumstances leading to this particular discussion. The property in question has been the subject of previous orders by the Municipality, with complaints going back to 2008. In this past year, a derelict vehicle was removed from the property and a dilapidated shed was demolished. Concerns regarding the condition of the interior of the building, including its occupation by rats that have begun to spread to adjacent homes, resulted in this current report.

Mr. Bain has been working with the Municipality's Solicitor to ensure that the methods and measures used to gain entry to the structure to evaluate whether its condition warrants formal orders under the Dangerous and Unsightly. The advice provided has indicated that, if the Municipality provides 24 hours of notice that is not then denied by the property owner, access could be gained by:

- Utilizing the services of a locksmith to gain entry; or,
- Looking into the building via the windows to determine interior condition of the structure and contents, which would be likely if it appears that the interior condition is not safe for entry.

The local deputy Fire Marshall and Mr. Bain would be on site when the Property Standards Administrator goes to enter the building. Page four of the staff report provided to the Committee outlines the options of Orders that could be issued; in this case, an order to make the building hygienic is likely.

Councillor MacLellan asked whether attempts have been made to speak with the property owner. Mr. Bain and Mr. Horne both indicated that they had been in touch with the property owner in the past, but had not been able to reach the owner in recent weeks.

Councillor Chisholm asked about a dumpster that appeared to be on site. That dumpster has been on site since the notice regarding the derelict vehicle was issued earlier this year. Mr. Horne noted that, when the previous notices had been issued, he had included a letter identifying concerns about the interior condition of the building.

Mr. Rodgers provided the Committee with a brief overview of timelines regarding notices and when work might be possible on the property, depending on whether access was denied. Councillor MacDonald asked whether affidavits from neighbours might be helpful, which Mr. Rodgers confirmed would be.

Moved by Councillor MacFarlane and seconded by Councillor Dunbar that the Committee permit members of the gallery to speak to the matter before the Committee. Motion carried.

Mr. Gerald Teasdale, a neighbour of the property in question, provided some background on his recent discovery and issues with rats following the demolition of the shed at the adjacent property that was subject to a D&U order earlier this year. He has shot and/or trapped 13 rats since earlier in the fall, and has had a carpenter and exterminator to attend to his property to repair his home and remove rats from it. The neighbours need Council's help with the D&U property; neighbours have been neighbourly and tried to help by cutting grass and offering help, but the interior of the building is in very bad condition, and now adjacent properties are being affected by rats that are suspected to be coming from it.

Mr. Charlie Lowe, who is also a neighbour to the property in question, noted that his home has not had rats inside due to its stucco construction. He first remembered seeing a pest control truck on the subject property eight or nine years ago around the time that the property owner moved out of the house. He did come across some rats on his property, but undertook pest control to get rid of them.

Councillor Stewart asked whether Mr. Bain had been to the subject property. Mr. Bain noted that he had been there numerous times, and would be moving on the issue as quickly as possible.

Councillor MacFarlane indicated that he wanted to do something with funds from his Special District Grant to address the pest issue on the D&U property that was now having an adverse effect on the adjacent properties. Some discussion took place about timing and required notices, and both Mr. Teasdale and Mr. Lowe were thanked for coming to speak to the Committee.

CAPITAL INVESTMENT PLAN

Moved by Councillor MacDonald and seconded by Councillor Deveau that the Committee's consideration of this item be tabled to a future meeting. Motion carried.

CONSIDERATION OF FUNDING REQUEST FROM ST. MARTHA'S HOSPITAL FOUNDATION

Mr. Horne asked the Committee whether they would like to fulfill the request from the St. Martha's Hospital Foundation, and if so, requested that the Committee provide staff with direction regarding whether the funds for the grant come from the 4% (of tax revenue for general municipal purpose minus mandatory contributions) cap noted in the Municipality's Community Partnership Grant Policy, or if the funds should come from elsewhere in the budget. While the Committee was unanimous in their support for the Foundation request, there was some discussion about the best way to fund the grant without significantly impacting other grant requests. Members of the Committee asked whether the "pot" that the funds come from could be determined at a later date. Mr. Horne indicated that this was possible, but that the Committee should decide before the grant process starts in the spring.

Moved by Councillor Stewart and seconded by Councillor Deveau that the Committee recommends that Municipal Council approve request made by the St. Martha's Hospital Foundation to provide \$500,000.00 over ten (10) years, in the amount of \$50,000.00 each year. Motion carried.

CONSIDERATION OF A MUNICIPAL AUDIT COMMITTEE

Mr. Horne introduced a request for decision from staff, included in the agenda package, outlining the requirement of Section 44 of the Municipal Government Act for municipality to formally establish a Municipal Audit Committee. The Committee of the Whole, and previously the Finance Committee, had served this role without a formal protocol. Staff is looking for direction from the Committee of the Whole as to whether they would prefer to see a separate Audit Committee established, or if the Committee of the Whole policy should be amended to include this role in their description.

The Committee asked Mr. Horne a number of questions for clarification, and decided that the option of using the Committee of the Whole as the Municipal Audit Committee due to the interest of most members of the Committee is learning more and being involved in the audit process.

Moved by Councillor MacDonald and seconded by Deputy Warden McCarron that the Committee recommends that Municipal Council establish the Committee of the Whole as the Audit Committee and direct staff to draft amendments to the Committee of the Whole policy reflective of best practices. Motion carried.

CONSIDERATION OF JOINT COUNCIL COMMITTEE TERMS OF REFERENCE

Mr. Horne outlined that the edits that had been suggested by the Committee during their previous review of this document have been incorporated, and the Terms as Reference as now proposed were approved by the Town's Council at their last meeting. The Committee asked about other joint community committees in the province, and how they compare to what the Town and County are doing.

Moved by Councillor MacFarlane and seconded by Councillor Stewart that the Committee recommends that Municipal Council approve the Joint Council Committee Terms of Reference as proposed. Motion carried.

CLERK'S MEMO

Mr. Horne provided a brief overview of the items listed in the Clerk's memo section found in the agenda package.

ANTIGONISH CARE VAN

Deputy Warden McCarron noted that the Antigonish Senior's Care Van has historically received \$1000 of funding from the Municipality, but had missed the funding this past spring because of a staff illness. The organization has requested that the Municipality consider providing the Care Van with \$1000 of funding.

Moved by Deputy Warden McCarron and seconded by Councillor MacDonald that the Committee recommends that Municipal Council provide a grant of \$1000 to the Antigonish Senior's Care Van. Motion carried.

EARLY CHILDHOOD INTERVENTION

Deputy Warden McCarron had been contacted by the Antigonish Early Childhood Intervention Program, who noted that, in the past, the Municipality had provided up to \$2500 to this organization but in this past round of grants, they had not received anything. Deputy Warden McCarron asked that staff look into the status of any application or letter from this organization, and made a motion that they be provided with any funding requested, up to a maximum of \$2500.

Moved by Deputy Warden McCarron and seconded by Councillor Deveau that the Committee recommends that Municipal Council provide a grant up to a maximum amount of \$2500 to the Antigonish Early Childhood Intervention Program. Motion carried.

ADJOURNMENT

Moved by Deputy Warden McCarron and seconded by Councillor MacFarlane that the Committee of the Whole meeting be adjourned at 8:10pm. Motion carried.

Warden Russell Boucher

Glenn Horne, Municipal Clerk/Treasurer

Approved Infrastructure Priority List

Project #	Year	Project Name	Description	Probable Cost (PC) Tender Cost (TC)	Proposed Funding: - Capital out of Rev - Reserves - Gas Tax - Local Improvement Charges - Other Fed / Prov / Mun - Debt
1		Cunningham Road Water Externsion	To provide water services to residents of Cunningham Rd	\$206,000	Gas Tax (\$50K) Capital out of Rev (\$85K)
2		Williams Point Water Extension	To provide water services to residential and commercial property and open area for development	\$638,303	Prov (\$250K) Gas Tax (\$100K) Reserves (....)
6	2013/14	Old Hwy 245 Repaving	Maintanance	\$46,827	Capital out of Rev (100%)
NA	2013/14	Trunk 7 Sidewalk Extension	Extension of the sidewalk along Trunk 7 from Greenhill Estates to West River Bridge	\$75,541	Capital out of Rev Council SDG
NA	2014/15	Cloverville Watermain Replacement, Phase II	Improvement for water quality	\$309,854	Gas Tax (100%)
NA	2014/15	Governors Lane Watermain Replacement	Improvement for water quality	\$148,114	Gas Tax (100%)
4	2014/15	Beech Hill Road Sewer & Water Extension	Extension of services along Beech Hill Road connecting existing services at Beech Hill & Trunk 4 to the new Hwy 104	\$559,573	General Reserve Loan
19	2015/16	Alex Terrace Paving	Paving of Alex Terrace & Florence Circle. Work underway.	\$134,419	Street Improvement (33%) Council SDG (25%) Capital out of Rev (42%)
NEW	2015/16	Antigonish Arena Floor Replacement	Replacement of the slab floor at the Antigonish Arena. Proposed design details available in Dec. 12, 2014 memo from CJ Mac & Tender docs.	Total = \$1,200,000 Fed = \$250,000 Prov = \$25,000 Town = \$462,500 Mun = \$462,500	Gas Tax (up to permitable limit) Capital Reserve (remainder)
NEW	2015/16	Wright's River Aquifer Instrumentation Upgrade	Upgrading of instrumentation to facilitate the commissioning of the Aquifer. Includes process automation and safety protocols. No further upgrades required at this point.	Absorbed into Operations	Gas Tax Other Mun.

10	2016/17	Water Metering Program	Full system metering for customers of the Fringe and LSR Water Utilities - primarily residential.	\$767,000	Rates (50%), Other or Gas Tax (50%)
NEW	2015-17	Pomquet Sewer System Improvements	Upgrades to improve the sustainability of the system. Staff met with engineers on Friday, May 1 to discuss the scope of this investigation; engineers have provided a cost estimate for the investigation (see attached Scope of Work). The timeline for delivery is the end of July 2015.	Absorbed into Operations	Other Fed or Prov (ie: PCAP or Building Canada)
NEW	2016/17	Mount Cameron Curb & Gutter	Extend curb and gutter from Mount Cameron Circle to Harbour View Drive and Harbour View Crescent.	\$131,223	Gas Tax Improvement Charges Reserves
NEW	2016/17	Appleseed Drive Curb & Gutter	Curb & Gutter along the residential strip of Appleseed.	\$201,533	Gas Tax Improvement Charges Reserves
NEW	2016/17	Antigonish Correctional Facility & Court House	Potential demolition of correctional facility and maintenance to the court house which would include a new furnace, addition of office space, roof repairs, shingling and repairs of exterior wear in alignment with Heritage criteria.	\$35,000 approved by MC	Capital out of Rev (50%) Other Fed / Prov (50%)
	2017/18	Sylvan Valley Sewer Line Replacement	This section of line is demonstrating significant infiltration.		
8	2011/12	Somers Rd Waterline Extension	Extend water to residents of Somers Rd	NA	Local Improvements
12	2011/12	St. Andrew's Sidewalks		NA	Local Improvements Council SDG
13	2011/12	Brierly Brook / Addington Forks Sewer Extension	Sewer Extension	NA	Local Improvements
14	2012/13	Post Road - Somers Rd Sidewalks	Extended from the intersections of Post Road / Appleseed Drive	\$333,000	Street Improvements
15	2012/13	Heatherton Farm Road Sewer	Sewer extension along Farm Road	\$150,000	Local Improvement
16	2012/13	North Grant Water & Sewer Extension	Service extensions across West River Bridge to Trailer Park	\$3,754,380	Local Improvement
20	2017/18	Fringe Sewer System Improvements			Unknown
11	2017/18 or later. Phased.	Fringe Fire Flow Upgrades / System Expansion	Upgrade flows in the Fringe Area. An ICI Study and update of the proposed plan is being completed from 2015-17. Once this work is completed we will be better positioned to provide a recommendation.		Unknown
NEW	2017 / 18	Lower South River STP Upgrades			Unknown

Status:

- Complete (C)

- Active (A)

- Planned (P)

- Strategic Priority (SP)

C

C

C

C

C

C

C

C

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SP
SP

Consolidated Infrastructure Inventory					
Project #	Year	Project Name	Description	Expenditure Code	Estimated Cost
8	2011/12	Somers Rd Waterline Extension	Extend water to residents of Somers Rd	413	\$600,000
9	2011/12	Brierly Brook Waterline	At the completion of the agreement with the Town, a connection will have to be made to the Post Rd.	413	\$1,200,000
11	2011/12	Fringe Fire Flow Upgrades / System Expansion	Upgrade flows in the Fringe Area	290	\$5,500,000
12	2011/12	St. Andrew's Sidewalks	Where within the village?	322	NA
13	2011/12	Brierly Brook / Addington Forks Sewer Extnesion	Sewer Extension	423	NA
14	2012/13	Post Road - Somers Rd Sidewalks	Extended from the intersections of Post Road / Appleseed Drive	322	\$333,000
15	2012/13	Heatherton Farm Road Sewer	Sewer extnesion along Farm Road	421	\$150,000
16	2012/13	North Grant Water & Sewer Extension	Service extensions across West River Bridge to Trailer Park	413 / 421	\$3,754,380
17	2012/13	Tracadie Sewer Treatment and Collection	Provide sewer services to the residents of Tracadie	423	\$1,570,000
18	2012/13	West River Road Sewer Extension	Sewer Extension	423	\$400,000
20	2012/13	Sewer Treatment Facility and Collection	Fringe area sewer treatment and collection	423	NA
21	2012/13	Cameron Kenny Hill Waterline	Water extension	413	\$501,850
22	2013/14	Silver Birch Water & Sewer Extension	Extension of services	413	\$220,800
23	2013/14	Landry's Loop South River Waterline	Water extension	413	\$160,000
24	2013/14	South Side Harbour Sewer Extension	Phase 1 - Gravity; Phase 2 to Village Lane	432	\$429,000; \$1,320,800
25	2013/14	Bayfeild Rd/West Arm Sewer	Provide sewer services to the residents	423	\$550,000
26	2013/14	Roman Valley / St. Andrews Water & Sewer Extention	Extension of services	413	\$245,000
29	2013/14	Route 337 Sewer Extension	Sewer extension to Dale Archibalds	421	\$124,000
30	2013/14	Skateboard / Sport Park		714	NA
31	2013/14	Old #4 Sewer Extension	Sewer extension	422	NA
32	2013/14	Havre Boucher Sewer Extension	Extended sewer services to the Old Frankville Rd		NA
33	2013/14	Crocket Country Sidewalks		322	NA
34	2013/14	Lanark / Harbour Centre Waterline	Water extension	413	NA
35	2013/14	Locharber Road Water reallocation	Water extension	413	\$300,000
36	2013/14	Locharber Road Sewer reallocation	Sewer extension	417	\$172,000
38	2013/14	Addington Forks Sewer Line	Provide sewer services to residents	421	\$41,300
40	2013/14	Lower South River Waterline Replacement		413	\$90,000

42	2013/14	Highway #7 to Ashdale Waterline	Water extension	413	\$2,500,000
43	2013/14	Highway #7 to VanHeightens Farm Waterline	Water extension	413	NA
44	2013/14	Spruce Lane Water & Sewer	Service extension	413 / 421	NA
NEW		Greenwold Drive Beautification	Extend sidewalks from Beech Hill Rd to Williams Point Rd.		NA
NEW		Mount Cameron Curb & Gutter	Extend curb and gutter from Mount Cameron Circle to Harbour View Drive and Harbour View Cresent.	322	\$131,223
NEW		Route 337 Sidewalk	Sidewalk extension along Hwy 337 from Town boundary to second Mount Cameron Entrance		NA
NEW		St. Joseph's Water Utility Expansion	Expand water services to a larger area of the community		NA
NEW		South River Road Watermain Replacement	Replace existing watermain		\$757,900
NEW		County Court House	Maintanence and Upgrades		NA
NEW		Pomquet Sewer System Improvements	Upgrades to improve the sustainability of the system		NA
NEW		Appleseed Drive Curb & Gutter	Curb & Gutter along the residential strip of Appleseed.	322	\$201,533
NEW		Sylvan Valley Sewer Line Replacement	This section of line is demonstrating significant infiltration.		

County of Antigonish
Capital Plan 2017/18 - 2019/20

[illegible]

[illegible]

County of Antigonish
Capital Plan 2017/18 - 2019/20

[illegible]

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Capital Investment Preliminary Assessment

Project Name Somers Rd Water Extension	District 4	Department Public Works	Project Manager D. Myers
Initial Approval (mm / yyyy)	Estimated Completion Date (mm / yyyy)		Life Expectancy 25

Proposed Budget

Annual Gross Expenditure	Prev Year	2015/16	2016/17	2017/18	2018/19	2019/2020
Operating						
Capital						
<i>Reserve</i>						
<i>Gas Tax</i>						
<i>Local Improvement</i>						
<i>Other Government</i>						
<i>Water Utility</i>						
<i>Debt</i>						
TOTAL	\$594,000					

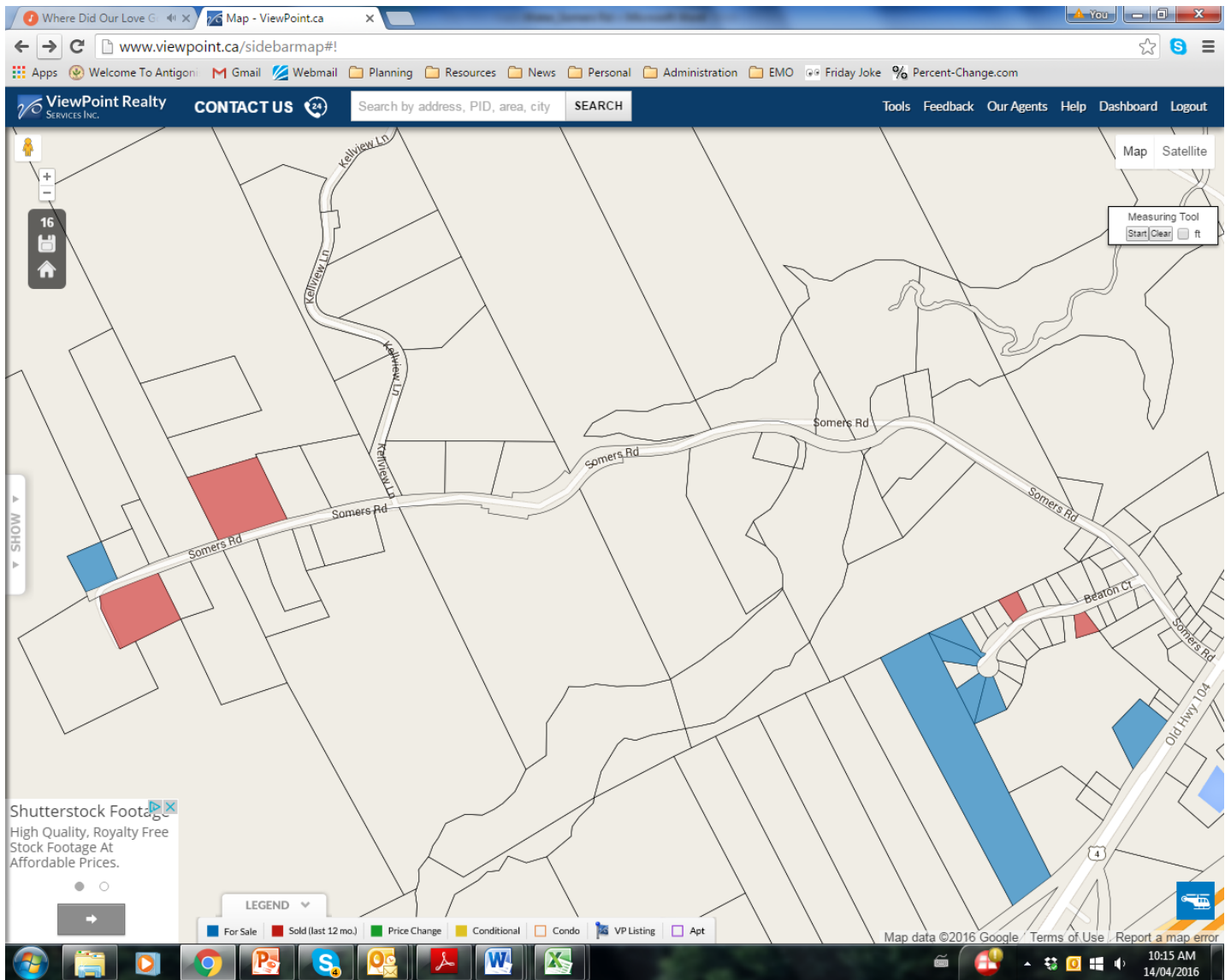
1) Project Summary

- A water extension on Somers Rd would address the needs of existing residents who have complained of inadequate quality and volume of water.
- The Municipality & URAB approved a water rates from 2015-2018. This project was not included. Therefore, this project would have to be financed outside the water utility if undertaken before the next rate application.
- This project is subject to local improvement charges.
- Because the project value is in excess of \$250,000 it requires UARB approval.

2) Project Objectives / Deliverables

- Provide municipal water to residents currently on wells (approx.: 15).
- Potential for residential development in the newly serviced area. There are six larger tracks of land on the proposed service area and a number of smaller multi-acre lots.
- Priority #8 of the ICSP speak to extending water services where appropriate.
- Policy CS-1.1 of the Fringe Municipal Planning Strategy states: "It is the intention of Council to consider expansions to the existing sewer and water systems only to locations deemed advisable by Council and when a clear need is demonstrated.

3) Number of Residents Served	15
4) Number of Lots Serviced (Please attach map of proposed service area)	34
5) Is this project mandated by regulatory authorities?	No
6) Has a petition been received from residents?	Year: 2013 Yes
Other Comments:	



MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Capital Investment Preliminary Assessment

Project Name Gaspereaux Lake Water System Expansion	District 3	Department Public Works	Project Manager D. Myers
Initial Approval (mm / yyyy)	Estimated Completion Date (mm / yyyy)		Life Expectancy 25 Years

Proposed Budget

Annual Gross Expenditure	Prev Year	2015/16	2016/17	2017/18	2018/19	2019/2020
Operating						
Capital						
<i>Reserve</i>						
<i>Gas Tax</i>						
<i>Local Improvement</i>						
<i>Other Government</i>						
<i>Water Utility</i>						
<i>Debt</i>						
TOTAL	\$600,000 - \$800,000					

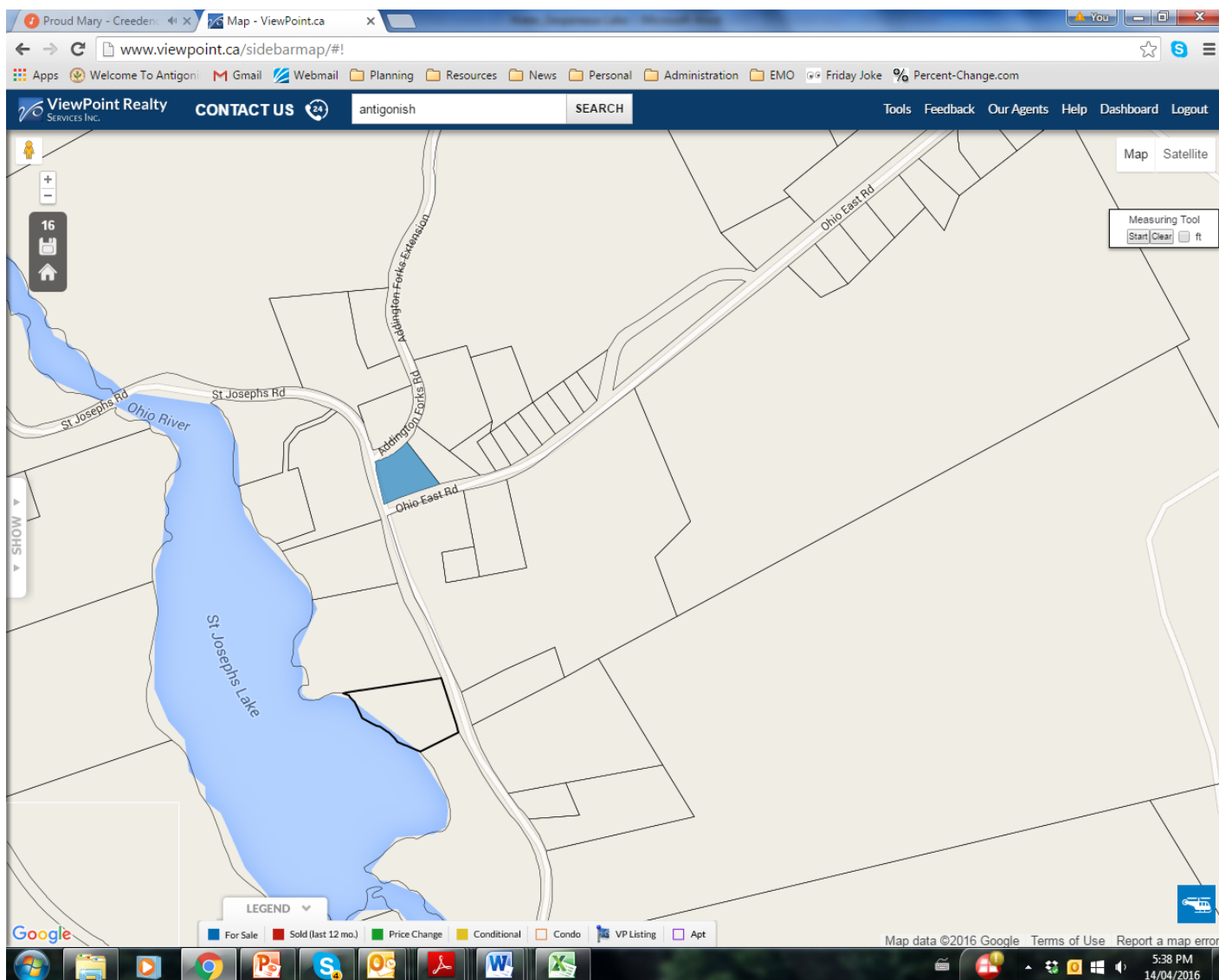
1) Project Summary

- Gaspereau Lake has Approx. 33 customers while LSR has approx 274 and the Fringe has approx. 1055.
- A system expansion would see a 6 inch main extended from the current water plant on Ohio East Rd south west to St. Joseph's Rd and both south along St. Joseph's Rd and north along Addington Forks Rd for a total of 2km.
- It would also require locating and drilling a new well, expansion of the existing plant and upgrading of the storage capacity.
- This project is subject to local improvement charges.
- The Municipality & URAB approved a water rates from 2015-2018. This project was not included. Therefore, this project would have to be financed outside the water utility if undertaken before the next rate application.
- Because the project value is in excess of \$250,000 it requires UARB approval.

2) Project Objectives / Deliverables

- Provide municipal water to residents currently on wells (approx.: 15).
- Potential for residential development in the newly serviced area. There are three larger tracks of land on the proposed service area (95 acres, 75 acres & 35 acres) and a number of smaller lots (3 – 12 acres).
- The initial creation of the Gaspereaux Lake water system did result in residential development in the service area.
- Priority #8 of the ICSP speak to extending water services where appropriate.
- Gaspereau Lake as a stand-alone Utility will result in unsustainable rates and therefore it must be merged with a larger water system.
- If it remains with LSR the impact will be more significant than if it was merged with the fringe since there are a significantly large number of customers in the Fringe to subsidize the 33 customers in Gaspereau Lake.

3) Potential Number of Residents Served		15
4) Number of Lots Served (Please attach map of proposed service area)		31
5) Is this project mandated by regulatory authorities?		No
6) Has a petition been received from residents?	Year: 2015	Yes
Other Comments:		



MUNICIPALITY OF THE COUNTY OF ANTIGONISH

Capital Investment Preliminary Assessment

Project Name North Grant Sewer Extension	District 2	Department Public Works	Project Manager D. Myers
Initial Approval (mm / yyyy)	Estimated Completion Date (mm / yyyy)		Life Expectancy (years)

Proposed Budget						
Annual Gross Expenditure	Prev Year	2015/16	2016/17	2017/18	2018/19	2019/2020
Operating						
Capital						
<i>Reserve</i>						
<i>Gas Tax</i>						
<i>Local Improvement</i>						
<i>Other Government</i>						
<i>Water Utility</i>						
<i>Debt</i>						
TOTAL	\$2,390,000					

1) Project Summary

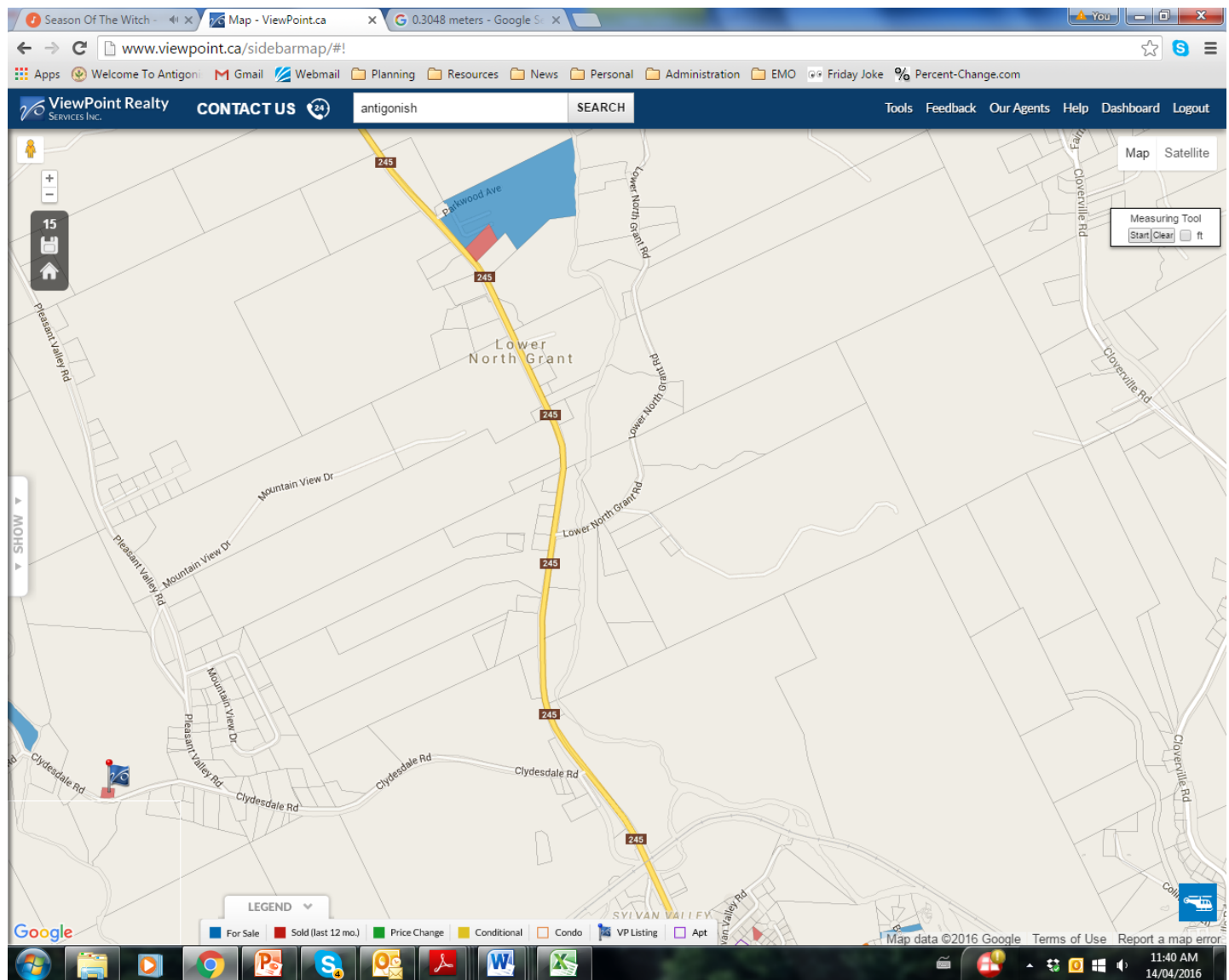
- Extend the sewer line along Hwy 245 from the Wright's River to the North Grant Trailer Park (approx. 2.5km).
- This project is on the Municipality's infrastructure list.
- The residents along this proposed extension are served by their own on-site systems; water & sewer.
- Most or all residents on the west side of Highway 245 would require pumping similar to that of Pomquet because of the downward land grade.
- This project is subject to local improvement charges.
- Flows from this extension would be treated at the Town STP. We are engaged with the Town to determine required upgrades to that facility & conveyance system to provide appropriate future capacity.
- Further engineering is required to investigate the possibility of an additional lift station crossing Wright's River. (approx. \$200,000).

2) Project Objectives / Deliverables

- Due to heavy clay in this area, residents are faced with having to install expensive on-site septic systems because of the low permeability of these soils. A municipal sewer line would help alleviate this issue.
- This sewer infrastructure may encourage future residential development. In addition to existing residential development there are a number of larger tracks of land on the proposed service area. Much is currently farmland.
 - No proposals for development in this area have been provided to the Municipality.

3) Number of Residents Served	23
4) Number of Lots Serviced (Please attach map of proposed service area)	28
5) Is this project mandated by regulatory authorities?	No
6) Has a petition been received from residents?	Year: Yes

Other Comments:



MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Capital Investment Preliminary Assessment

Project Name South Side Harbour Sewer Extension	District 5	Department Public Works	Project Manager D. Myers
Initial Approval (mm / yyyy)	Estimated Completion Date (mm / yyyy)		Life Expectancy (years)

Proposed Budget

Annual Gross Expenditure	Prev Year	2015/16	2016/17	2017/18	2018/19	2019/2020
Operating						
Capital						
<i>Reserve</i>						
<i>Gas Tax</i>						
<i>Local Improvement</i>						
<i>Other Government</i>						
<i>Water Utility</i>						
<i>Debt</i>						
TOTAL	\$1,320,800					

1) Project Summary

- Extend the sewer line from its current end at the Trans-Canada Highway to the railroad crossing.
- This project is on the Municipality's infrastructure list. We have been asked to look into this extension before the new TCH was opened.
- The residents along this proposed extension are served by their own on-site systems.
- Residents are connected to the LSR & Area Water Utility.
- This project is subject to local improvement charges.

2) Project Objectives / Deliverables

- This sewer infrastructure may encourage future residential development. There are two larger tracks of land on the proposed service area (105 acres & 27 acres) and a number of smaller lots.
 - No proposals for development in this area have been provided to the Municipality.

3) Number of Residents Served

23

4) Number of Lots Serviced (Please attach map of proposed service area)

28

5) Is this project mandated by regulatory authorities?

No

6) Has a petition been received from residents?

Year:

(Y / N)

Other Comments:

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16

Lower South River Loop

Southside Harbour Rd

Kennedy Rd

Village Ln

Lower South River Loop

Lower South River Rd

Lower South River Preschool

LEGEND

- For Sale
- Sold (last 12 mo.)
- Price Change
- Conditional
- Condo
- VP Listing
- Apt

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MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Capital Investment Preliminary Assessment

Project Name Antigonish County Courthouse Deferred Maintenance & Upgrades	District All	Department Administration	Project Manager B. Schumacher
Initial Approval	Estimated Completion Date Ongoing effort		Life Expectancy Perpetual

Proposed Budget						
Annual Gross Expenditure	Prev Year	2015/16	2016/17	2017/18	2018/19	2019/2020
Operating						
Capital		\$15,000	\$51,050	\$61,000	\$17,000	\$37,500
<i>Reserve</i>						
<i>Gas Tax</i>						
<i>Local Improvement</i>						
<i>Other Government</i>						
<i>Water Utility</i>						
<i>Debt</i>						
TOTAL						

1) Project Summary

- The Antigonish County Courthouse, built in 1855, is the only National Historic Site situated in the boundaries of the Municipality of the County of Antigonish.
- Efforts to maintain and upgrade this building must have consideration for federally issued *Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition*.
- A building audit was done in 2015 to determine / prioritize maintenance and upgrades to the building, due to visible deterioration (peeling paint, wood damage)
- Further work was done in 2016 as part of the subdivision and sale of the former correction centre, due to need to separate electrical and heating systems.
- Staff has secured conditional 50% funding for approved work in the 2016/2017 fiscal year – walkabout with Heritage Rep for pre-approval of this funding identified additional work and requirements. This funding program, through Parks Canada, may be available in future years to offset expenses.

2) Project Objectives / Deliverables

- What benefit to the Municipality will be derived from this project?
 - The County Court House is a historical resource recognized at the National level.
 - The work identified represents maintenance and repair that must be undertaken in order to ensure the long-term viability of the building. By undertaking this maintenance work, the Municipality is modelling proper heritage property stewardship, as well as being a good neighbour.
- What benefit to residents of the Municipality will be derived from this project?
 - Residents of the Municipality will continue to have part of their heritage preserved and available as a functioning establishment.
 - By maintaining this building, Department of Justice continues to operate in the building (functioning Court House), providing this government service in a centralized and accessible location for the community
- What benefit to the larger region will be derived from this project?
 - Preservation of a National Heritage Resource – stewardship on behalf of the people of Canada and their history.

3) Number of Residents Served

n/a

4) Number of Lots Serviced (Please attach map of proposed service area)

n/a

5) Is this project mandated by regulatory authorities?

N

6) Has a petition been received from residents?

Year:

n/a

Other Comments:

Funding programs, such as cost-matching from Parks Canada (administers Federal Heritage Program), can help to offset the cost of the assessment work as well as the cost of the repair/maintenance work. Current lease contract with Justice also makes provision for some cost sharing for building repair and maintenance.

I would suggest considering the use of a Certified Heritage Professional with an Architecture or Structural Engineering background and heritage specialization to oversee the building work that is required (aspects beyond my training/qualifications), to ensure that it is done in accordance with the Federal Standards and Guidelines, and qualifies for the funding programs from Parks Canada. I don't have a quote for this service, but do have contact information – we can RFP this and see what comes back.