

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

ASSET MANAGEMENT AGENDA

Tuesday, November 30, 2021, 5:30 pm

Council Chambers

Municipal Administration Building

285 Beech Hill Road

Beech Hill, NS B2G 0B4

1. Call to Order – Chairman, Councillor Bill MacFarlane
2. Approval of Agenda
3. Approval of October 26, 2021 Asset Management Minutes
4. Business Arising from the Minutes
5. Presentations
 - a. Bill Garvie - Antigonish Golf Course Waterline
6. Continuing Business
 - a. Update on 2021/22 Capital Plan
 - b. Review of Preliminary 2022/23 Capital Plan
7. New Business
 - a. Approach to Funding Sidewalk or Curb & Gutter Extension
8. Additions to the Agenda
9. In Camera Items

There are no in-camera items.
10. Adjournment

MUNICIPALITY OF THE COUNTY OF
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Asset Management Meeting Minutes

Tuesday, October 26, 2021, 5:30 pm
Council Chambers
Municipal Administration Building
285 Beech Hill Road
Beech Hill, NS B2G 0B4

Present were: Warden Owen McCarron
Councillor Mary MacLellan
Councillor Donnie MacDonald
Councillor Remi Deveau
Councillor John Dunbar
Councillor Gary Mattie
Councillor Bill MacFarlane
Councillor Harris McNamara
Councillor Shawn Brophy

Regrets: Deputy Warden Hugh Stewart

Staff Present: Glenn Horne, CAO
Beth Schumacher, Deputy Clerk
Shirlyn Donovan, Strategic
Initiatives Coordinator
Allison Duggan, Director of Finance

1. Call to Order – Chairman, Councillor Bill MacFarlane

The meeting of the Asset Management Committee was called to order by the Chair, Councillor MacFarlane, at 5:30pm.

2. Approval of Agenda

Councillor MacFarlane called for any additions or deletions to the agenda.

Moved and Seconded

That the agenda be approved as presented.

Motion Carried

3. Approval of September 28, 2021 Asset Management Minutes

Councillor MacFarlane called for any errors or omissions to the minutes of the previous meeting.

Moved and Seconded

That the Asset Management minutes of September 28, 2021 be approved as presented.

Motion Carried

4. Business Arising from the Minutes

There was no business arising from the minutes.

5. Continuing Business

a. Update on Lanark Waterline Local Improvement Process

Mr. Horne provided an update on the Lanark Waterline local improvement questionnaire process. 28 responses were received of the 43 properties were sent letters. A total of 29 positive responses would be required for the proposed project to proceed. Of the responses received, 18 were in favour of the project, 10 indicated that they were not in favour, and 15 letter recipients did not respond, which is deemed to be a response not in favour of the project. Councillor MacDonald made a request to table a decision on the proposed waterline project to allow some additional time for him to review the results with Mr. Horne. Consensus was provided to table the item until the next Asset Management Committee meeting.

6. New Business

There was no new business.

7. Additions to the Agenda

There were no additions to the agenda.

8. In Camera Items

There were no in-camera items.

9. Adjournment

Moved

That the Committee of the Whole meeting be adjourned at 5:34pm.

Motion Carried

Councillor Bill MacFarlane

Glenn Horne, CAO

November 23, 2021

Antigonish County Council

In 2016 Antigonish County Water removed the water meter from the Antigonish golf club's property line and relocated it to the bottom of Allan Boyd's farm driveway, there was no discussion with the Golf Club on this move nor were we aware it was moved until there was a major leak of 1.1 million liters over a two months period December 2020 and January 2021. We discovered the leak after receiving a large water bill while the club was closed, at this time we discovered that the water shut off had been moved to Boyd's driveway and couldn't be shut off because of two other users on the line. In April month we repaired the line where the major leak but it was obvious the copper line put in by Antigonish town in the mid 1960's for the golf course needed to be replaced, at present we are planning on putting in a new water line through Boyd's property up to the Golf Course.

Through this dilemma we discovered that by the County moving the water meter that the Antigonish Golf Club was paying for Boyd's farm water supply since 2016 and if there were any leaks at Boyd's farm we would also be paying.

As most of you know Antigonish Golf Club in a not for profit club it has been only a few short years since the Course was in deep financial trouble, we as Board members put in hundreds of hours each year our only compensation is to see the club survive and continue to improve all aspects of the operation of the Club. Below is a list of what was paid in water bills starting with the 2013 season ending with the 2021 season, you will note the increase starting in 2016.

Year ending October 31-2013	\$1986.40
October 31-2014	\$2377.68
October31-2015	\$2384.54
October 31-2016	\$2651.22
October 31-2017	\$3085.98
October 31 -2018	\$3804.16
October 31 -2019	\$4237.66
October 31 -2020	\$5027.98
October 31 -2021	\$9462.62

As you can see there is a large increase starting in 2016 year and continued to increase each year after. What the Antigonish Golf Club is looking for is our water meter put back on Club property and a review as to why Antigonish county felt it was more just to have a Not For Profit golf club pay for water supplied to a farm. We believe that it would be fair that there be some consideration of compensation for the six years of water bills from Boyd's farm.

I would like to give a little update to council on what we are trying to do to enhance the quality of life not only for golfers but for the community at large. It is no secret that Antigonish Golf Club has become known as one of the top courses in Nova Scotia, each year we are selected to host prestigious events bringing the opportunity for increased business to our community. We have spent and continue to invest in our facilities and grounds to improve upon what we can offer to the community, last year we entered into an agreement with the Antigonish ski association for their members to enjoy winter events at our club at no cost, we continue to allow folks to walk with their dogs in the off season at the course. Last winter we installed two handicap washrooms requiring electricity, water and sewer hookup, our goal is to complete this building where it can be used for multi-purpose events year-round, this past year we spent \$40,000.00 with a \$10,000.00 grant from our provincial government to help out with the costs of our handicap washrooms. It will take us three or four more years to complete this project without outside help, in March of 2021 our club made an application to Antigonish County for capital funding for renovations to the multi-purpose facility up to \$20,000.00 my understanding was that if approved it would come out of the \$600,000.00 provincial government grant to the county for nonprofit and not for profit organizations we never heard anything back from the county. In the past season we hired an assistant golf pro to work with the younger kids to develop their game and as a result the numbers went up 70% . In 2022 there are plans to improve the quality of our course spending in excess of \$100,000.00.

It is with these types of improvements that we will continue to be one of the top courses in Nova Scotia and bring additional opportunities to Antigonish.

Thank You for your time and consideration.



Bill Garvie Pres. AGC

Draft 2022/23 Capital Plan			
Project	Description	Estimate	Notes
Water Utility	St. Joseph's Water Tower & Distribution Line	\$1,200,000	Pending ICIP Funding**
	Trunk 7 Watermain Replacement	\$970,000	
	St. Andrews Waterline Extension	\$290,000	Pending Developer Contribution (20%)
	Beech Hill Road In-Line Booster	\$120,000	
Sewer	Dunmore Road Sewer Extension	\$530,000	Pending Developer Contribution (20%)
Antigonish Court House	Siding & Windows	\$85,000	
Equipment	Garbage Truck Replacement	\$280,000	
Municipal Roads	Sidewalk Construction (locations TBD)		
Facilities			
J-Class Roads	Tamara Drive Repaving		
	Maken Road Repaving		
Renewable Energy	Antigonish Community Buildings Retrofits - Phase 1	\$500,000	Pending ICIP Funding*
Active Transportation	Active Transportation Corridor - Phase 1	\$171,000	Pending ICIP Funding*
	Bethany to Mount Cameron AT Connector	\$313,000	Pending ACOA Funding
Connectivity	Cell Towers in District 1	\$150,000	Pending Partnerships*
TOTAL		\$4,609,000	

* ICIP Funding is contributed as follows: 40% federal government, 33.3% provincial government, 26.7% municipality.

** The Municipality's contribution of 26.7% may be further mitigated by a local improvement charge from the community.

MUNICIPALITY OF THE COUNTY OF
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MEMO FOR DISCUSSION

TO: COMMITTEE OF THE WHOLE
FROM: GLENN HORNE, CAO
DARYL MYERS, DIRECTOR OF PUBLIC WORKS
ALLISON DUGGAN, DIRECTOR OF FINANCE
SUBJECT: LOCAL IMPROVEMENT CHARGES FOR SIDEWALKS, CURB &
GUTTER
DATE: NOVEMBER 18, 2021

SUMMARY

The Municipality has the authority to levy local improvement charges for new sidewalks, curb and gutter. To date, local improvement charges have only been levied for new waterline, sewer line or paving. Before considering new sidewalks, curb & gutter, staff would appreciate direction from Council on its perspective on levying local improvement charges for these particular capital improvements.

BACKGROUND

The Local Improvement Bylaw applies to:

- wastewater facilities or stormwater systems, the use of wastewater facilities or stormwater systems and connecting to wastewater facilities or stormwater systems.
- expenditures incurred for the wastewater management system in a wastewater district.
- the municipal portion of the capital cost of installing a water system.
- charges for deposit in a special purpose tax account to provide for future expenditures for wastewater facilities, stormwater systems, water systems, transportation facilities or other anticipated capital requirement.

For the purpose of this bylaw sidewalks would be considered “transportation facilities” and curb & gutter would be considered “stormwater systems”. Almost all municipalities that have a local improvement bylaw maintain similar language, permitting local improvement charges for sidewalks, curb and gutter. However, very few apply local improvement charges for sidewalks, curb & gutter in practice. Those that does typically apply an area rate rather than charging the properties that front.

CONSIDERATIONS

The basis of a local improvement charge is to apply a reasonable portion of capital improvement costs to the property that is receiving the direct benefit of that improvement. This a very direct association in the case of water and sewer services, or a local street improvement like paving. However, it becomes more difficult to make this association in

the case of sidewalks. Residents use sidewalks well outside their local neighborhood. In many instances they travel across communities to use sidewalks on main streets because they are lit and safe. Therefore, sidewalks become more of a public good than providing direct benefit to the fronting property owners.

The Municipality has multiple proposed sidewalk installations to be considered in the coming years, such as:

- South River Road from Grandview Drive to Williams Point
- Vincent's Way from Hawthorne Street to Noah's Park.
- Smith Way at Mount Cameron

Similarly, older municipal streets have open ditches and may be considered for the installation of curb & gutter in the coming years. The benefit of considering curb and gutter on these streets is to improve the longevity and maintenance of the paved surface, particularly at the shoulders.

When the Municipality completes a street repaving project that includes the installation of new sidewalk, curb and gutter, such as was the case this year on Appleseed / Townsend in 2021 and Harbourview Drive in 2020, local improvement charges have not been levied on the property owners.

Based on recent pricing, sidewalks are estimated at \$165 / meter. Curb and Gutter is estimated at \$120 / meter and catch basins are approximately \$4000 each.

Option #1: Apply Local Improvement Charges for new Sidewalks, Curb & Gutter

The Municipality has the authority within the Local Improvement Bylaw to charge local improvement charges for new sidewalks, curb and gutter. To date, they have not been charged.

Option #2: Not Apply Local Improvement Charges for new Sidewalks, Curb & Gutter

While the authority exists in the Bylaw, Municipal Council can give direction to not apply local improvement charges when installing new sidewalks, curb and gutter.

NEXT STEPS

It is anticipated that the Municipality will undertake projects that include the installation of new sidewalks, curbs and gutters in the coming years. Council is invited to discuss the issue and provide staff with direction on what, if any, actions it would like to consider.