

MUNICIPALITY OF THE DISTRICT OF LUNENBURG
Minutes of a Meeting
**INFRASTRUCTURE, ENVIRONMENT & ECONOMIC DEVELOPMENT
STANDING COMMITTEE**

Held in the Council Chambers, 210 Aberdeen Road, Bridgewater
Wednesday, January 15, 2014

ATTENDANCE

Councillors: Mayor Don Downe
Councillor Lee Nauss – Chair
Councillor Don Zwicker
Councillor Frank Fawson
Councillor Carolyn Bolivar-Getson (arrived at 9:12 a.m.)
Councillor Michael Ernst

Staff: Tammy S. Wilson, Chief Administrative Officer (left at 10:22 a.m.)
Alex Dumaresq, Deputy CAO/Strategic Initiatives Coordinator
Satu Peori, Municipal Engineering
Jeff Merrill, Director of Planning & Development Services
Gordon Pettipas, Director of Finance (arrived at 9:51 a.m.)
Jennifer Langille, Administrative Assistant

Regrets: Councillor John Veinot
Roger Stein, Director of Engineering & Public Works
Viorica Sporea, Senior Economic Development
Dave Waters, Economic Development

1. CALL TO ORDER

Councillor Nauss called the meeting to order at 9:01 a.m.

2. AGENDA

Moved by Councillor Zwicker, seconded by Councillor Fawson that the agenda be approved as circulated. Carried.

3. MINUTES

Moved by Councillor Fawson, seconded by Councillor Ernst that the Minutes of the November 20, 2013 Infrastructure, Environment & Economic Development Standing Committee be amended as follows:

Item no. 5.2, second paragraph change “except” to “accept”.

Add to item no. 5.2. second paragraph “created through subdivision approval in” between roads and 1995.

Moved by Councillor Fawson, seconded by Councillor Ernst that the Minutes of the November 20, 2013 be approved as amended. Carried.

As requested by Ms. Wilson, the Committee moved to item no. 5.1 Memorandum of Understanding for EagleRidge Estates.

5.1 MEMORANDUM OF UNDERSTANDING FOR EAGLERIDGE ESTATES

Mr. Merrill reviewed the Memorandum of Understanding for EagleRidge Estates, attached to the Agenda, with the Standing Committee and asked for comments and feedback. It was noted that currently the Municipality of Lunenburg does not have an urban design standard, and that the Town of Bridgewater will have the final approval of the MOU (Memorandum of Understanding).

Phase 1 of the urban development will be located in the Town of Bridgewater and Phase 2 and 3 will extend in the Municipality. Water and sanitation will be connected into the Town of Bridgewater's current services. Ms. Wilson stated that the street standards will be significantly different from what the Municipality currently has for public roads. If the Committee agrees to this MOU; then they are also agreeing to look at our Subdivision By-Law and make changes to it, so the Municipality can harmonize with another Town's standards should a development border with the Municipality.

Councillor Ernst asked what the length of road and sidewalk is at EagleRidge (within the Municipality), and how much it will cost to maintain it. Ms. Wilson said based on analysis provided by Engineering it will cost approximately \$86,000 per year in road maintenance. This includes snow and ice removal, street sweeping and factoring in a seven (7) year cycle for hard road surfacing. It will be approximately \$48,000 per year for the sidewalk maintenance, which includes snow and ice removal. Also factored in the costs are storm sewer, vacuum truck and garbage collection. Based on those factors the flat rate total would be \$1,900 per property in taxes. The Municipality would see \$50,000 net in tax revenue (after all expenses removed). Some Committee Members expressed concern regarding the two unit's tax rates, but Mr. Merrill stated that the rates between the Town of Bridgewater and Municipality are going to be very close when you factor in fire rates, sewer rates, and water. He could not provide Councillor Ernst with an accurate answer to the length of streets and sidewalks, because currently EagleRidge is based on a concept and the actual design is going to change. The Chair, Councillor Nauss commented that it is approximately 1.5 kilometers.

The Municipality will be responsible for their own fire flow at the development. Ms. Wilson stated that during investigations by the Bridgewater Public Service Commission they identified that there are current areas that are not protected with adequate fire flow. It will have to be addressed by the Municipality and discussed with the developer. Depending on how Council feels about fire protection via the hydrant system and its importance, then it will have to be incorporated into the design. There was some discussion regarding alternatives to hydrants.

At this time Gordon Pettipas was asked to attend the meeting to elaborate on the water and sewer rates in the Memorandum. Mr. Pettipas noted the Town of Bridgewater's

proposed (5) million dollar upgrade to the waste water treatment plant was considered in the rate study. The share of the upgrade was to come from a buildup in the reserve of \$24,000 per year to avoid long term borrowing to fund the plant. Also, not factored in the study is the possibility that the Town of Bridgewater would be looking for funding that would come from infrastructure or gas tax.

Ms. Wilson made two points that the Municipality would also take the same approach as the Town of Bridgewater and ask for full cost recovery. That is unless there was additional funding to offset the capital costs, as it would not be fair to expect residents to pay if funding were available. The wording in the document needs to reflect that Municipal Council agrees with that approach, should they choose. Also, that the actual costs to the residents for sewer would be \$550 to hook into the Town of Bridgewater's system, and also \$626 to the Municipality (based on the preliminary analysis), for a total of \$1,176 per year in sewer fees per property.

At this point in time the developer is putting up all the funding for the infrastructure to service the development. The Municipality has been asked to put up some capital funding to upgrade the Booster Station. The Municipality has not had a discussion on that.

There were some additional discussions on the time frame of the Phases and the impact it will have on the conditions on those new proposed roads.

Moved by Councillor Zwicker, seconded by Councillor Fawson that the Committee of the Whole recommend to Municipal Council that Municipal Council approves the Memorandum of Understanding for EagleRidge Estates as presented and amended in Section 3(c) to include wording in Section 9.4 to reflect a rate adjustment if infrastructure funding is obtained by the Town to offset capital costs for the Waste Water Treatment Plant. Carried.

Mayor Downe, Ms. Wilson and Mr. Pettipas left the meeting at 10:22 a.m.

4. **OLD BUSINESS**

The Committee discussed item no. 4.2.

4.2 REVIEW AND EVALUATE ROAD PETITION PAVING CRITERIA

The Committee agreed that the document Review and Evaluate Road Petition Paving Criteria is up for discussion and debate, and it will have to come back for a final discussion. Satu Peori reviewed the changes outlined in the Street Improvement By-Law and Policies, as attached to the Agenda. The Committee members made suggestions as Ms. Peori went through each item of the by-law and policy.

Ms. Peori will draft the by-law and policy with the new recommendations and get it ready to send to the Committee of the Whole for review.

Moved by Councillor Zwicker, seconded by Councillor Ernst that the Street Improvement By-Law and Policy 29, 39, and 40 be forwarded to the Committee of the Whole and identified as the revised copies for their discussion and review, and referred back to the Infrastructure, Environment & Economic Development Standing Committee. Carried.

Councillor Fawson noted that he voted in favor, but does not support all the recommended changes to the Street Improvement By-Law and Policies.

Mayor Downe returned to the meeting at 10:44 a.m.

4.1 FANCY LAKE WATER MONITORING UPDATE

Roger Stein was not present for the meeting, so the Chair, Councillor Nauss briefed the Committee members on the situation at Fancy Lake. As noted in the email from Kevin Cook, there is not a sight line for a radio path as there is a large hill in the way. Mr. Cook was going to look into several other spots that may allow access.

There was some discussion around the table if a webcam could be installed that the public could log into and check the water level anytime similar to what the Town of Bridgewater uses.

The recommendation is to take what information we now have back to the Petite Riviere Watershed Advisory Committee.

The Municipality has Mr. Cook on a one year contract, \$9,000 from the Advisory Committee to deal with this matter, and the support of residents.

Moved by Councillor Bolivar-Getson, seconded by Councillor Ernst that the Petite Riviere Watershed Advisory Committee be advised of the information collected by the Municipality of the District of Lunenburg regarding Fancy Lake Water Monitoring. Carried.

5. NEW BUSINESS

5.2 ENHANCED FIRE PROTECTION – JUBILEE ROAD

Ms. Peori reviewed the recommendation Enhanced Fire Protection – Jubilee Road as submitted by Roger Stein. WSP (formerly GENIVAR) would be engaged to install a replacement water main to increase fire flow services to Jubilee Road apartments.

The Committee discussed the costs outlined in the recommendation. They were concerned at the \$5,000 per week plus HST charged should the construction contractor take longer than two weeks.

It was decided that the Municipality could just award the first three (3) tasks and then later award for the remaining tasks.

Moved by Councillor Bolivar-Getson, seconded by Councillor Zwicker to recommend that Municipal Council engage WSP (formerly GENIVAR) to provide the necessary services to Municipality of the District of Lunenburg for proposed 300mm diameter water transmission main reinforcing fire protection to the two apartment buildings on Jubilee Road being tasks 1 to 3 as outlined in the attached report at an estimated cost of \$10,750 plus HST and that staff go out for an RFP to contract for administration and inspection services. Carried.

6. ADDED ITEMS

There were no Added Items.

7. IN CAMERA

There were no In Camera agenda items.

There being no further business at 11:58 a.m., it was moved by Councillor Zwicker, seconded by Councillor Ernst that the meeting adjourn. Carried.

COUNCILLOR LEE NAUSS - CHAIRMAN

ROGER STEIN, DIRECTOR OF ENGINEERING