

Chief Administrative Officer's Report

December 21, 2022

PROJECT FILES:

Internet:

- Work to connect the St. Bernard Firehall was completed last week.
- Regarding Eel Lake, the Make Ready is complete. Mainland crew has spent a couple of days running strand. Vistacare will be on site on December 27 to pick up the work. Completion is expected to take 2-3 weeks.
- Cottage Lane is still at the Make Ready stage.
- Victor Lake - Now that the last resident has finally agreed to the easement and pole work required, the neighboring property owner disagrees with NSP's property line assumptions and NSP has had to hire a surveyor. No timeline for completion at the moment.
- Outside of Eel Lake, Cottage Lane and Victor Lake, Mainland has a little bit of tidy up on Norwood Rd (near D'Entremont Rd) and some splicing to finish up the Lake Doucette/Springvale area. The majority of this work will be completed in January.

Regarding the Rogers piece:

- **Will the availability of packages change?**
Eventually, Mainland will be able to offer Rogers services on the network. This includes the Rogers Ignite TV platform, which is considered one of, if not, the best in Canada.
- **How will this affect price?**
Prices for existing Mainland services are likely not to change over the next year. Regardless of whether Mainland was acquired, or if they continued to operate on their own, they could not guarantee where prices will go. Mainland has made an effort to not raise anyone's price since inception. Once the Rogers Ignite platform is available, it is expected to be priced similar to other markets they operate within.

Clare Veterans Centre (CVC)

- **To be discussed in Closed Session – Item 13.1 Contract Negotiations.**
- During a virtual meeting on August 11th with representatives from the Green and Inclusive Community Buildings program (GICB), the Municipality was asked to update its numbers and increase its proposal from roughly \$2.3M to \$3M (the max. allowable under this particular program stream), in order to account for inflation and rising construction costs. Doing so would mean 80% federal funding or \$0.20 dollars, the maximum allowable (excellent leveraging).
- Although the individual in question was clear that they were not the one making the final funding decision, they indicated announcements would likely come down in October and strongly recommended the Municipality increase its numbers now and get these in quickly given that it cannot go back for additional funds once the project is approved
- In order to do so (and apply for the full \$3M), the Municipality would need to increase its original contribution by \$62,557, from \$537,443 to an even \$600,000, in order to equal 20% and maximize available project dollars.
- The CAO strongly recommends moving forward with this increase given recent conversations with GICB.
- Invitations have been sent to the Chiefs of both the Meteghan and Little Brook Fire Departments to meet on site to discuss proposed plans for needed work to the firehole.

Clare Health Centre:

- **To be discussed under New Business – Item 12.1**
- Tender for Clare Health Centre Expansion closed on November 8, 2022.
- A total of 4 bids were received.
- Variance of 6% between low and high bids
- Proposals currently being reviewed by Grey Cardinal Management Inc.
- Tender document allows 30 days for contract award.
- Discussions with the Province of NS are ongoing.

Joseph and Marie Dugas Park and Pointe-à-Major

- All necessary permit applications have been submitted to the NS Department of Natural Resources and Renewables and are currently under review.
- Concept paper has been submitted to ACOA. Waiting on feedback and/or permission to proceed to formal application.
- The anticipated costs for this tourism infrastructure project, as included in the capital budget and including the non-rebated portion of the HST, is \$1.95M.
- The proposed funding mix, as recommended by the CAO, is 50% federal, 25% provincial and 25% municipal.

Cape Saint Mary Lighthouse Interpretive Centre:

- **No substantial change from October 19, 2022, CAO Report**
- Varcon is finalizing design and pricing for viewing platforms. Current estimate is \$372,531 plus HST.
- Cost for building rehab plan and exhibit plan for the ground floor has been estimated at \$158,000 plus HST.
- Cost for new exterior railing and door on top of lighthouse, as well as the replacement of interior railings and ladders, has been estimated \$57,000 plus HST.
- Design focuses on the fishing industry including vintage lobster traps, a ¼ replica of a barchette, tuna fishing memorabilia, lighthouse lens/foghorn, and visitor information.
- Total project cost estimated at \$587,531 plus HST.

Wayfinding and Gateway Signage System:

- **No substantial change from October 19, 2022, CAO Report**
- Wayfinding and Gateway Signage System deferred to 2023.
- Concept designs for gateway, directional and site identification signage have been created by Denise Saulnier Design and Trivium. Will be presented to Council for review shortly.
- Cost-to-build budgets for the gateway signs (4), directional signs and site identifications signs estimated at \$188,540 + HST

Housing Action Plan:

- Request for Expressions of Interest (REOI) including two parcels in Little Brook, one parcel in Havelock, as well as two elementary Schools – Joseph Dugas and Stella Maris, has yielded no submissions.
- Will reassess approach after the holidays in the hopes of generating interest from prospective developers.

Meteghan Sewer Extension – Sunset Road:

- **To be discussed in Closed Session – Item 13.1 Contract Negotiations.**
- Spoke to the Province on October 27, 2022.
- GoC’s Investing in Canada Infrastructure Program – Green: Environmental Quality stream.
- Total project cost is \$1,493,400 plus HST.
- The maximum allowable contribution is 73.33%.

Meteghan Sidewalks:

- Project is approved
- Announcement was made earlier today by the Honourable Kody Blois, Member of Parliament for Kings-Hants (on behalf of Infrastructure Canada Minister Dominic Leblanc), via news release.
- Currently reviewing draft contribution agreement.
- Total GoC funding contribution - \$995,558 (60%).
- Total project cost is \$1,591,009 plus HST.

Clare Transfer Station:

- New storage building is complete.
- Remaining repairs to the transfer station (as a result of the fire) are underway.
- Fire alarm to be installed in the coming weeks.

Cultural Hub:

- New gutters have been installed.
- New drain has been installed.
- Start date for paving has been pushed to Spring 2023 at the request of Aberdeen Paving. Waiting on confirmation from company that they will honor contract price.
- Waiting on final report and recommendations from Efficiency Nova Scotia from energy audit.

Wentworth Park:

- **No substantial change from October 19, 2022, CAO Report**
- Consultants and staff are working on detailed concept plan with associated costs for presentation to Council later this Fall.
- Currently pricing various project elements – composite washroom building, improvements to the boat launch area (drainage), a floating dock with kayak launch, a smaller floating dock with access from the parking lot, an accessible walkway, picnic tables, hammocks, a playway, etc.

Boundary Review

- Discussed under Correspondence – Item 9.3

FINANCIAL:

- As of November 30, 2022, the Municipality has recorded \$9,920,844 in revenues versus \$7,106,529 in expenses, for a surplus of \$2,814,315.

- As of November 30, 2022, the Municipality had a balance of \$3,533,979 in its operating fund, \$498,047 in its capital fund and a total reserve balance of \$3,257,047. The total reserve balance can be broken down as follows:
 - Operating reserve - \$1,655,362
 - Capital reserve - \$804,616
 - Landfill closure reserve - \$340,596
 - Gas tax reserve - \$456,473