Infrastructure Committee Meeting
Town Council Chambers
Date: October 2, 2025. Time: 6:00 p.m.

Present
Councilor J. Sullivan, Chair
Councilor, L. MacLellan,
Deputy Mayor D. Roberts
Mayor S. Cameron

R. Boucher, Resident of Antigonish
M. Grant, Resident of Antigonish
K. Meisner, Director of Infrastructure & Engineering
G. Gillis, Manager of Public Works
D. Halfpenny, Infrastructure & Engineering Administrative Assistant
Councillor P. MacKenna

Call to Order
The Chair, Councilor J. Sullivan, called the meeting to order at 6:00 p.m.

Additions to the Agenda
No items added to the agenda

Approval of Agenda
A motion was made by Councillor l. MacLellan and seconded by Mayor S. Cameron to approve the Oct, 2025, agenda. Motion Carried.

Acceptance of Minutes
August 28, 2025, minutes were accepted as written.

Business Arising from the Minutes

Chair J. Sullivan asked K. Meisner to provide a brief update on the status of Bay Street

1. **Project Updates**

   a) **Asphalt Patching**

K. Meisner stated Dexter Construction has been awarded the contract. The work has been adjusted to meet the budget. Work will be starting soon.

   b) **Bay Street**

K. Meisner advised that Phase 1 of Bay Street tender has closed and that there were three bids received for the underground piping installation. He noted that the bids are currently under review, and a decision will be made next week. He explained that the process requires careful consideration of budget, contractor experience and timeline. He commented that timeline is critical to ensure that a significant portion of the work is completed this year. He stated that he will provide his recommendation to the CAO based on these three criteria and then the project will be awarded.

He noted that when a tender closes the information will be posted to the procurement site.

c) James Street West

K. Meisner reported that the Sewer lining portion of the tender closed with two bids. Bids are currently under review.

West Street recapitalization there was one bid received and is currently under review.

d) Purchased equipment (Loader, Plow Truck)

G. Gillis advised that the loader will be received on Monday, but the plow truck will not be received until next year. She noted that the old plow truck is undergoing maintenance to have it ready for this winter's work.

K. Meisner noted that it is getting expensive to maintain the old plow truck but with the new plow truck delivery delay the Town needs to keep it on the road for another season.

e) Substation/Grid Mod Update

K. Meisner reported that 2 new 40MVa transformers have arrived onsite for the substation (supplied by Siemens), geared to allow transition from the 138,000 Volt NSPi transmission line down to 25,000 Volt (which we will be running in our new system). Units are sized with complete redundancy (either can take full load) and will supply the entire Electric Utility service area. A contract for transformer assembly is currently underway, also by Siemens.

The substation Civil Works (foundations, yard, fencing, drainage, etc.) is underway and around 50% completed by R. Chisholm Hydroseeding. Foundations were completed and cured before arrival of the big transformers. Steel works contract awarded and underway by Cherubini. Next Work is a tender for building for switching gear / SCADA controls. Project overall is on time and on budget

f) Sewer Plant Update

K. Meisner reported that strong order issues with the plant were corrected by mid August with the work to improve the plant recirculation. However, he noted that there were new issues with the return of StFX students showing a significant increase in floatable material. He commented that work is ongoing to keep things moving smoothly, but that until the screening component is added to the plant it remains challenging to keep the aerators clear of debris. He advised that the tender has closed for the screening equipment and is under review with CBCL.

g) Test Wells

K. Meisner reported that two bids were received but neither were complete submissions and therefore the bidders were notified that the tender would be reposted and asked to ensure they submitted complete submissions. Tender was reposted Oct 6, 2025, and will close October 10,

2025.

h) Crosswalk work.

The Main Street crosswalk work has been completed and looks great; lights are installed to aid in safe crossing. Residents are adjusting to the crosswalks that have been removed, and the old cross walk locations have been blacked out

Greening Drive -Work is underway with internal resources to complete the sidewalk installation.

Next locations they will be working on will be **Church Street and Pleasant Street.**

2. Educational Program Update

Councillor J. Sullivan commented that the educational program to create awareness of the importance what is acceptable to flush down the toilet needs to reach all the citizen but that a specific campaign directed at the students is required.

K. Meisner noted that Communication had been working on material for the Welcome packages for StFx off campus students but is unsure due to staff changeout if it has been fully implemented. He will follow up with Communications to find out the status of the educational program.

The Chair noted that a bill stuffer could be created to insert in all the water bills.

1. Snow Removal

K. Meisner noted that since the previous snow removal policy was rescinded it important to replace it with prior to the winter plowing season. The Infrastructure Committee has had a copy of the New Glasgow policy, and it is now time to iron out what we do now for the town downtown core and other streets.

Discussion followed on maintaining cost efficiency while providing quality services.

K. Meisner advised that what the Public Works Department does now is to go out plowing all the time which causes wear on the gear. Set up with plowing for the first hour and then spread salt to areas for impactful coverage.

Mayor S. Cameron noted that a judgement call would need to be made by G. Gillis, Manager of Public Works as to when whether a light skiff of snow requires spreading of salt and monitoring of how much snow is at the curbs or if the weather reports indicate that their will be a significant snowfall the staff be called into drop the blades and start plowing.

M. Grant commented that decisions need to be based on the information on hand, monitoring weather advisories, temperature drops, conditions at the curb will provide basic information but the decisions need to be made, and weather reports can change. He advised that decisions need to be made on a timely basis as safety is very important. It will not always be perfect, but the decision can only be made on the information on hand at the time, he concluded.

G. Gillis comments that operational plans will be made by rotating staff. She provided a breakdown of what is involved with clearing snow from the downtown core and the estimated cost which involves all night work, Plus coordination with outside contractors.

K. Meisner commented rotating staff is important to make sure staff are not burnt out and that they receive at least get a day off each week during heavy winter snowfall events.

The Infrastructure Committee agreed that Main Street is a priority to clear to allow access to the hospital and downtown services.

M. Grant noted that he personally digs out the fire hydrant near his property when there is major snowfall. He asked if other folks in the community may want to adopt a fire hydrant and be responsible clearing away the snow. This would provide a great service for the fire departments and free up town staff to keep them on Street plowing and sidewalk clearing,

K. Meisner advised that town staff put together a draft of the Snow Removal Policy which will outline a level of services guidelines and circulate prior to the next meeting.
He noted however, that the own of Antigonish also has an Ice and Snow Bylaw that has not been updated since 1999. He instructed D. Halfpenny to circulate the link to the bylaw

3. **Ten Year Plan**

K. Meisner circulated a printout of plans for the next ten years capital projects and the next five-year plan. He highlighted opportunities for growth and explained that a large investment is required for critical upgrades to water, sewer, and other infrastructure and that the ten-year plan is conceptual and reliant on achieving the level of funding necessary from the federal and provincial governments. He explained that there are other components included such as having an asset management plan to ensure that vehicles and other equipment are turned over on a regular scheduled bases to maximize efficiency and prevent downtime.

Meeting Date and Time

Deputy Mayor D. Roberts called for adjournment. Motion carried.

Meeting Adjourned 8:06 p.m.

Next meeting Tuesday, November 18, 2025