Infrastructure Committee Meeting
Town Council Chambers
Date: November 18, 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
L. Basinger, Project Manager
D. Halfpenny, Infrastructure & Engineering Administrative Assistant

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 D. Roberts to approve the November 18, 2025, agenda. Motion Carried.

Acceptance of Minutes
October 2, 2025, minutes were accepted as written.

Business Arising from the Minutes

1. **Project Updates**

   a) **Bay Street**

K. Meisner advised that Phase 1 of Bay Street is underway. Traffic complaints have been received as various parts of the work fall into place. He noted that the sanitary sewer work is approximately 1/3 of the way complete and acknowledged that the recent 104mm of rain in the past fourteen days has hampered the work schedule. However, he advised Dexter Construction to move into a 24-hour schedule with two shifts and significant work is expected to take place in upcoming weeks.

K. Meisner explained that the new sewer line is 12” which is roughly double in capacity. He commented that the waterline will be upgrade to an 8” pipe. The trench for the waterline will be under the sidewalk in its own trench. New sidewalks will be on both sides of the street.

He noted that talks are ongoing with a homeowner on Haley Road to direct traffic through their private road to access the hospital. He explained that this would improve traffic flow in one direction. He will advise if the homeowner has signed an agreement.

Mayor S. Cameron commented that the College Street Bridge may be a better long-term option and asked if the private landowner had been contacted and consideration given to building a road as it is a primary, emergency safety concern to establish a second access point to the hospital.

The Infrastructure Committee agreed it was worth exploring; however, the cost and timeline would need to be explored and would not be an option for phase 1 of the project which is scheduled to be completed in December.

b) James Street West

K. Meisner reported that Dexter Construction has torn up the curb and sidewalk and has been working on drainage issues by installing a new catch basin. He explained that the Skate park has been found to have drainage issues and that a French drain tied into the storm sewer will improve the site issues. He stated that the curb and sidewalk machine will be installing curb next week.

The area of Highland Street to James will see all new pipes being installed. He commented previous work include Public Works capping off three old lines there by removing them from the system. The recapitalization work will make the street new again.

Discussion followed on other drainage in the areas near Fairview and near StFX hill.
K. Meisner advised that this will not be in the scope of this year's work but will be looked at for next year's budget.

c) Purchased equipment (Loader, Plow Truck)

G. Gillis advised that the new loader has arrived.

d) Source Water Well

L. Basinger reported that the Housing Accelerator Fund is instrumental in getting the source water well drilling exploration project moving forward. She noted that drilling will begin next week with three of the seven sites. There will be test wells and monitoring well set up at the three locations. These three locations are sites which are deemed as having the best potential for water based on the data gathered by the hydrologist. The final location will be determined on November 19th. Depending on the results of the drilling progress for the day, if time permits there may be a fourth well drilled.

K. Meisner advised that if the town money and additional funding line up the project may be able to get off earlier than the projected two-to-three-year timeline. He explained that depending on the success of the drilling project and distance to pipe it to the plant it could require an investment in piping from anywhere to one kilometer to seven kilometers.

Discussion followed on how the increased water would allow for growth in the community. Questions about how the town would deal with Compensation for the landowners. K. Meisner commented that negotiations with landowners will take place pending the outcome of the test wells.

He noted that conservation measures for the town have been lifted for some weeks now with the dam spilling over at about one-half foot. However, K. Meisner noted increasing water resources remains a priority to prevent issues in the future.

e) Substation/Grid Mod Update

K. Meisner reported that the new Substation/Grid Mod project is well underway. The new transformers have arrived, and Seaman's have them set and installed. He noted that he would provide further information in a presentation following the project updates.

f) Sewer Plant Update

The equipment order issue has been resolved, and the new aerators are being installed. Kyle Meisner proved a visual of the old aerators explaining how they work and how quickly they get plugged up with materials that should not be flushed down the toilet.

Greening Drive – G. Gillis reported that despite the fourteen days of rain staff has still made substantial progress in getting the sidewalk installed on greening. Weather she stated is key in getting the concrete poured. She noted that staff had been assembling the forms, cleaning out materials, and repair equipment on the rainy days. She commented that staff have been pushing forward with the job and that the weather had provide challenges.

Discussion followed on whether it would be more cost effective to hire a business such as Dexter Construction to complete the job rather than the Town assembling its own concrete installation team to do it manually.

G. Gillis reported the cost breakdown and note that it was a considerable savings to the town.

1. Grid Mod Presentation

K. Meisner a provide a visual presentation of L. Roy's, "Electric Utility Grid Modernization Project." The presentation highlighted the commitment made by Nova Scotia to build resiliency fo the future to increase reliability for the electrical system and prepare for the future electrical needs of the community. He noted the existing substation configuration, the progress made to date on the new substation, the cost associated with the project and benefits of the projects.

K. Meisner explained that the funding application to complete this project was the only one approved in Nova Scotia thanks to the arduous work by L. Roy and R. Sampson. He showed the current progress of the site work and advise of the upcoming steps to complete the project.

The Infrastructure Committee members thanked K. Meisner for the presentation and asked that a copy be circulated to them.

Mayor S. Cameron commented that he was extremely impressed with the level of detail and scope of the work being undertaken by staff to get the electrical utility ready for the future needs of the town.

2. Snow and Ice Control Policy

K. Meisner advised that he and G. Gillis had put together the draft of the Snow and Ice Control Policy that was circulated to committee members.

G. Gillis spoke to the highlights of the policy. She explained that the purpose of the Snow and Ice Control (SNIC) Policy is to define the responsibilities of the Town of Antigonish's winter maintenance operations and to establish the priorities, standards, and service levels of the snow and ice control program. She noted that an effective and efficient snow and ice control program is necessary to enable the municipality to function under normal winter weather conditions, reduce snow and ice hazards, and provide the public with safe and reliable access to Town-controlled roadways, sidewalks, and parking lots.
This policy provides direction to staff involved in snow and ice management operations to ensure that streets, sidewalks, and parking lots are cleared in a safe and timely manner.
She noted that with the winter weather quickly approaching it is important to have a policy in place to ensure staff have the necessary direction.

Discussion followed and the following editions were made Under "Key Level of Service (LOS) Points."

- "safety" clause moved to #1.
- Sentence referring to sidewalks being a lower priority was removed.
- General tidying up of naming convention for streets in the appendix
- Moved Sydney Street to Priority 1 given the location of the fire station.
- Added Haley Road to "Secondary Streets" given that it has businesses with store front. (All remaining streets in Priority 3 are residential).

A motion was made to recommend Council approve the Snow and Ice Control Policy with the amendments by Councillor L. Maclellan and seconded by then Deputy Mayor, Diane Roberts. A vote was called for by the Chair and all, but one committee member was in favor of the motion.
Motion Carried

2. Ten Year Plan

K. Meisner advised that updates are underway for the five year and ten-year plans. He noted that as the economy changes and priorities shift it becomes necessary to adjust based on financial situation and what meets the needs of the town.

Meeting Date and Time

Councillor L. Maclellan called for adjournment. Motion carried.

Meeting Adjourned 8:32 p.m.

Next meeting Tuesday, December 9, 2025