Infrastructure Committee Meeting

Town Council Chambers
Date: March 19, 2026. Time: 6:00 p.m.

Present

Councilor J. Sullivan, Chair
Councillor D. Roberts
Councillor L. MacLellan

R. Boucher, Resident of Antigonish
M. Grant, Resident of Antigonish
K. Meisner, Director of Infrastructure & Engineering
L. Basinger, Projects Manager
J. Jackman, Manager of Treatment Facilities
D. Halfpenny, Infrastructure & Engineering Administrative Assistant

Call to Order
The Chair, Councilor J. Sullivan, called the meeting to order at 6:05 p.m.

Additions to the Agenda
Addition of Potholes.

Approval of Agenda
A motion was made by Councillor D. Roberts and seconded by M. Grant to approve March 19,2026. Agenda with the addition of potholes. Motion Carried.

Acceptance of Minutes
The January 29,2026 minutes were accepted as written.

Business Arising from the Minutes

1. **Grid Mod Project Updates**
   K. Meisner, P. Eng., Director of Infrastructure & Engineering advised that the 16' x 13' control building will be built on site. He explained that the first tender had yielded only one submission that was above budget. This required the town to rethink the approach and find a solution to meet the control building requirements while staying within budget. A materials package was purchased by the Town of Antigonish and a tender placed for construction of the 16'x 13' building was posted. There were five submissions and the work was awarded to Caper Development. The construction of the control building is now underway with an expected completion date of Mid-April. He noted that currently a security company monitors the site but once the control building is completed security cameras will be installed.

2. **Sewer Plant Updates**
   K. Meisner circulated a copy of the CBCL design work for the new building which will house the screener. He advised that the tender is expected to be posted April 10, 2026, and that construction would be expected to start in early May.

K. Meisner pointed out that the existing generator will be moved to the back portion of the plant when the new building comes online and that a new generator will be placed at the front end to ensure the plant can be fully functional in the event of a power outage.

J. Jackman, Manager of Treatment Facilities, advised that the new blowers allow for increased airflow to the front end of the plant, which increases the efficiency of the lagoon's ability to regulate itself with the increased level of oxygen. She stated that treatment facility staff will be tasked with rag removal in 2 weeks starting from the back of the lagoon and moving forward. She noted that keeping the aerators clear of debris is time consuming for staff but necessary to maintain efficiency.

Discussion followed on the necessity to eliminate the harsh smells like those that occurred last summer.

J. Jackman explained that there are more controls in place with the addition of the new blowers, the rag removal work to maintain the efficiency of the aerators be scheduled to maintain aerator efficiency. The ability to recirculate water and use additional water if needed.

Chair, J. Sullivan, commented that he would like to see a public awareness campaign developed to reach citizens of all ages, and especially the youth, to educate them on the three acceptable materials that can be flushed poo, pee and toilet paper.

A motion was made by Councillor D. Roberts and seconded by Councillor L. MacLellan, "that the infrastructure committee recommend that council allocate the necessary resources to the communication department to design and deliver a public awareness campaign promoting proper flushing practices emphasizing that only the three Ps pee, poop, and toilet paper are to be flushed." Motion Carried.

3. Bay Street Updates

a) Updates for the Bay Street Phase 1 work.

L. Basinger reported that preparation work for Bay Street part 1B is underway. She noted that she is currently in discussion with an arborist to schedule the removal of a large partially dead tree located at the corner of the Granny's Antiques property. The electrical department will relocate the electrical pole overnight; this work will require a disruption in electrical services for six to eight hours. L. Basinger explained that Dexters will then be able to complete the jack and bore work maximizing the area for traffic flow. Traffic concerns she stated are always challenging, however, night work will take place whenever possible to avoid traffic disruption. The residents will be contacted as soon as the details have been finalised.

She stated that the work is scheduled to start in April and be completed with asphalt paving by June 11, 2026.

b) Future Work

K. Meisner advised that the remaining Bay Street work Phase 2 is subject to budget approval and potentially will not take place for two years. He noted that there are risks involved with putting the work off until a future date due to the potential of a major watermain break which could take the hospital offline or potentially wash out the roadway and could damage the helipad. However, he stated there is a low probability of this happening. He explained that there will be higher costs associated with postponing the project with future price increases and there is currently no additional provincial funding for design and construction. Staff will continue to explore any future funding applications as they become available.

4. St Martha's Way

K. Meisner stated that he has received a draft report from WSP on the feasibility of various routes and there are three options. He is currently reviewing the options. This project is under consideration for this year's work.

He explained that he will be sending his report to Council to seek approval to finalize a design and seek direction for the next steps moving forward.

5. James Street West Street

K. Meisner reported that work to complete Phase 1, Highland to James Street work will resume in early April and the pipe lining, sidewalk work, driveway work will be completed by May. Paving work will be completed by June 31, 2026, pending weather.

West Street will see the remaining sidewalk, curb, and repave completed by June. He advised that during the pipelining preparation work it was discovered that there is one piece of pipe that requires replacement on James Street.

He commented that a nasty water break on Fairview Street near the RCMP detachment identified that there are sections of watermain that are only 4 ft deep and that the pipe has been subjected to frost lifts with the freeze and thaw cycle. This will require work to be scheduled for maintenance by the public works department.

6. Sources Water Wells

A draft report received from the hydrologist is currently under review. He noted that the initial investigation has determined that there is sufficient water to complete the drilling process to determine the long-term planning for water security.
Well number two produces 450 gallons of water per minute. He noted that this is ¾ of the current plant flow. The next steps would be to abandon well one, to drill further down to

bedrock for well two and drill a third well on the property further down from the area of well two.

He explained that the landowner has plans for the area where well one is located and that with second well is in a better location to be piped to the water plant. The landowner and town will negotiate to have the wells constructed and a design plan implemented to determine the most cost-efficient method to have the water piped into the Brierly Brook Water Treatment Plant system.

The benefits of securing two wells would be having a very constant source of water that could be used year-round and provide stability for future growth of customer base to the Town of Antigonish water utility.

J. Jackman explained that the water from the James River Dam creates a very reactive system that requires close monitoring and adjustment. She noted that by adding well water this would lead to increased stability in treatment.

K. Meisner commented that an application submitted to the Department of Environment would determine the extraction requirements for the well(s). However, he noted that there is further work required with a goal for this year is to get the wells drilled and a design plan in place to determine how to best get additional water to the Brierly Brook plant/

7. Potholes

K. Meisner stressed that the old patching plan and budget is not keeping up with the number of potholes. He explained that he has been looking at how other municipalities deal with potholes and exploring the use of spreader patches in priority zones. He noted that with nine-foot strips you get more asphalt down and it creates a smoother surface.
He advised that with the cost of work increasing the Public Works Department is looking at hiring the milling company and considering doing more in-house patching.

He explained that Public Works are exploring options such as chip sealing, other types of cold mix, and concrete mix fillers to fill potholes.

8. Active Transportation Projects

l. Basinger pointed out the proposed Corner of Highland Drive, along West Street, all the way to Church Street, active transportation route.

K. Meisner stated that the design is 90 to 95% completed and that a tender package can be prepared if Council decides to proceed with the plans for this year. The funding is still in place and can be used either this year or next year depending on Council decision. The work could be completed this summer if given the green light to proceed.

Adjournment.

Councillor D. Roberts called for adjournment. Motion carried.

Meeting Adjourned 8:05 p.m.

Next meeting date TBD