

**Audit Committee Meeting
February 25, 2025
Town Council Chambers**

Present

Mayor S. Cameron
Deputy Mayor D. Roberts
Councillor, L. MacLellan
Councillor, P. McKenna
Councillor, A. Murray
Councillor, J. Pelly
Councillor, J. Sullivan

M. Oxner, Community Committee Member

R. Delorey, CAO
M. Fougere, Deputy Clerk
M. Barkhouse, Director of Corporate Services
B. Collier, Manager of Accounting
K. Meisner, P.Eng., Director of Public Works

Land Acknowledgement

1. Call to Order

Mayor S. Cameron called the meeting to order at 6:41 PM.

2. Approval of Agenda

It was Moved and Seconded “to approve the agenda as presented.”

Motion carried.

3. Approval of Minutes

It was Moved and Seconded “to approve the Minutes of the January 9, 2025, Audit Committee meeting.”

Motion carried.

4. Infrastructure Update – Presentation by Kyle Meisner, P. Eng., Director of Public Works

CAO, R. Delorey provided an overview to Council on the presentation, noting that this information is intended to provide context for future planning. He also indicated that another Audit Committee meeting would be scheduled to get into strategic planning.

K. Meisner took the podium to present an update on the state of the Town’s Infrastructure and Asset Management noting that our infrastructure, especially underground infrastructure, has not received the level of investment it requires to be sustainable.

K. Meisner presented data on the Town and County Fringe Sewer Mains Age Mapping, highlighting the following key points:

To maintain long-term sustainability, 2% of water/sewer infrastructure should be replaced annually (~1km/year for each).

Replacement costs are estimated at \$600–\$2,000 per meter. Total cost to meet target replacement is \$600,000–\$2M per year.

Historically, replacements have been sporadic and dependent on external funding.

Went through 4 Levels of Commitment

1. Legislative/Regulatory Requirements

Sewage Treatment Plant – Front End Screening – Expected Costs overall project \$5.4M with TOA cost share \$1.8 M – Timeline 2025

Brierly Brook Water Treatment Plant – Residual Management

Expected Costs (Funded through Water Utility)

Desludging of ponds \$300,000

Additional treatment for waste stream \$200,000

Expected Timeline 1-2 years

2. Urgent repairs- “Its broken and we have to fix it”.

Bay St Sanitary Sewer Replacement

Failed sanitary sewer main between Haley Rd and Tim Hortons

Expected Costs (Full Bay St Project) \$4.7 M

Secured Funding - \$1.8 M (ICIP Funding), \$1.1M (GRID) = \$2.9M

Funding applications pending = \$0.55 M (ATF)

Remaining Municipal = \$1.25M (with a portion split with County)

Expected Timeline 2025

James St. Sanitary Sewer Main (Pipe Re-Lining)

Failed sanitary sewer main between A&W and the RCMP Station

Expected Cost of \$200,000

Expected Timeline 2025

3. Preventative Replacement – “It will break if we don’t replace it soon”.

West St Watermain & Paving

Sections of Watermain on West St require replacement before paving of the street can take place

Expected Costs: West St Watermain \$450,000

West St Paving \$550,000

Expected Timeline 2025

Public Works Equipment Replacement

Expected costs.

Loader is 11 years old: \$300,000

Single Axle Salt Truck is 15 Years old; \$250,000

4. Future planning

Source Water – Search for Additional Source Water

Expected Costs

Test Wells \$300,000 (partially funded by HAF (Housing Accelerator Fund))

Timeline Spring 2025

Sewage Treatment Plant

Estimated Costs Inflow/Infiltration Reductions \$5M over 5 years

Plant Expansion \$5M - \$10M
Plant Full Replacement \$50M - \$75M

Northern Collector

Considered a strategic infrastructure addition.

K. Meisner provided council with an overview of key commitments and priorities heading into the upcoming budgeting process, highlighting how these decisions will impact the Town's long-term sustainability.

Mayor S. Cameron recused himself as Chair of the meeting. Deputy Mayor D. Roberts assumed the Chair at 7:05 PM.

Council Q & A and Discussions took place.

Mayor S. Cameron inquired about desludging methods; K. Meisner noted further exploration into cost-effective options.

Questions were raised regarding funding allocations for Bay Street and potential implications for AT (Active Transportation) infrastructure.

The urgency of the James Street project was discussed. It was confirmed that re-lining could proceed quickly if approved in the spring.

Support was expressed for the West Street project despite the associated costs, recognizing it as a critical priority.

Emphasis was placed on the importance of developing a comprehensive Asset Management Plan, advancing long-term capital planning, and establishing a clear communication strategy.

5. Adjournment

With no further business the meeting adjourned at 7:59PM.