MINUTES
SEVENTH MEETING OF 2012
PUBLIC WORKS COMMITTEE OF THE WHOLE

The Public Works Committee of the Whole met in regular session on Wednesday, June 6th, 2012 immediately following the Community Development Committee meeting at the Lanark County Municipal Office, 99 Christie Lake Road, Perth, Ontario.

Members Present: Chair S. Freeman, Warden J. Gemmell, Councillors P. McLaren, B. Stewart, J. Levi, V. Wilkinson, B. Dobson, P. Dolan, J. Fenik, K. Kerr, R. Kidd, W. LeBlanc, E. Sonnenburg, A. Churchill and G. Code

Staff/Others Present: P. Wagland, CAO
C. Ritchie, Director of Clerk's Services/Clerk
S. Allan, Director of Public Works
K. Greaves, Director of Finance/Treasurer (left meeting 10:12 p.m.)
E. Patterson, Council & Clerk Services Assistant
K. Stewart, I.T. Support

Regrets: Councillor S. Mousseau

PUBLIC WORKS

Chair: Councillor Susan Freeman

1. CALL TO ORDER

The meeting was called to order at 7:50 p.m.
A quorum was present.

2. DISCLOSURE OF PECUNIARY INTEREST

None at this time.

3. APPROVAL OF MINUTES

MOTION #PW-2012-047

MOVED BY: John Gemmell
SECONDED BY: Peter McLaren

"THAT, the minutes of the Public Works Committee meeting held on May 2nd, be approved as circulated."

ADOPTED

4. ADDITIONS AND APPROVAL OF AGENDA

MOTION #PW-2012-048

MOVED BY: Ed Sonnenburg
SECONDED BY: Aubrey Churchill

"THAT, the agenda be approved as presented."

ADOPTED

5. DELEGATIONS & PRESENTATIONS

i) Request to Waive Entrance Application Fee
Randy Cota

Mr. Cota addressed council on a request to waive an entrance application fee based on principle.

S. Allan informed the committee that the current policy does not have a provision for an exemption for a status Indian.

MOTION #PW-2012-049

MOVED BY: Keith Kerr
SECONDED BY: Pat Dolan

"THAT, the delegation request to waive an entrance application fee be deferred, to obtain further information, to the August 1st, 2012 Public Works Committee of the Whole."

ADOPTED

6. COMMUNICATIONS

i) Lanark County Public Information Centre for the Rehabilitation of the Mississippi River Bridge: Thursday, June 21st, 2012
ii) Lanark County Public Notice: Roadway Line Painting Underway

MOTION #PW-2012-050

MOVED BY: Wendy LeBlanc
SECONDED BY: Ed Sonnenburg

"THAT, the communications for the June Public Works Committee meeting be received as information."

ADOPTED

7. CONSENT REPORTS

i) Report #PW-33-2012 Public Works Contract Status Report #6

ii) Report #PW-36-2012 County Truck Roadeo Results

iii) Report #PW-37-2012 2012 Public Works Goals Update

MOTION #PW-2012-051

MOVED BY: Brian Stewart
SECONDED BY: John Levi

"THAT, the following Consent Reports for the June Public Works Committee meeting be received as information:
Report #PW-33-2012 Public Works Contract Status Report #6
Report #PW-36-2012 County Truck Roadeo Results
Report #PW-37-2012 2012 Public Works Goals Update."

ADOPTED

8. DISCUSSION REPORTS

i) Report #PW-40-2012 Proposed Closure of Andrewsville Bridge
Director of Public Works, Steve Allan

The purpose of this Joint Report is to recommend that the Councils of Lanark County and the United Counties of Leeds and Grenville authorize Staff to begin the necessary process to permanently close the Andrewsville Bridge to vehicular traffic.

S. Allan gave a PowerPoint Presentation – *attached page 13*

Discussion was held on the following items:
- utilizing Algonquin College masonry students to repair the bridge
- neighbouring municipalities partnering in funding
- exploring all financial obligations prior to permanent closure
- emergency dispatch having no concerns with the closure

MOTION #PW-2012-052

MOVED BY: John Fenik
SECONDED BY: Bill Dobson

"THAT, the County of Lanark fund 50% of $50,000 to execute the necessary repairs to attempt to extend the Andrewsville Bridge service life with the anticipation g of exploring a full replacement with potential future funding opportunity from the government;

AND THAT the necessary repairs to the Andrewsville Bridge be undertaken subject to an agreement with the United Counties of Leeds and Grenville.

ADOPTED

ii) Report #PW-39-2012 Proposal for the Assumption of a New County Road: McNeely Avenue Extension
Director of Public Works, Steve Allan

The purpose of this Report is to recommend a joint, Cost-shared Project, with the Town of Carleton Place, for the construction of a new arterial road, between Highway 7 and Highway 15, known as the McNeely Avenue Extension.

S. Allan highlighted the main points of interest.

iii) Report #PW-38-2012 Proposal for the Assumption of a New County Road: Perth Arterial Road
Director of Public Works, Steve Allan

The purpose of this Report is to recommend a joint, cost-shared project, with the Town of Perth, for the construction of a new arterial road, between Highway 7 and County Road 43.

S. Allan highlighted the main points of interest.

iv) Report #FIN-17-2012 Financial Analysis of McNeely Ave & Perth Arterial Road
Director of Finance/Treasurer, Kurt Greaves

To provide council with a detailed financial analysis of the extension of McNeely Avenue and the Perth Arterial Road projects.

K. Greaves gave a PowerPoint Presentation – *attached page 15*

MOTION #PW-2012-053

MOVED BY: Richard Kidd
SECONDED BY: Keith Kerr

"WHEREAS, in December, 2009, in accordance with the Municipal Engineers Association Class Environmental Assessment Process, the Town of Carleton Place completed and received the Ministry of Environment's approval for an Environmental Study Report, for the southerly extension of McNeely Avenue, with a four-lane arterial road, between Highway 7 and Highway 15, in the Town of Carleton Place;

AND WHEREAS, the McNeely Avenue Extension shall be constructed in two phases: Phase 1: A two-lane arterial road, from Highway 7 to Highway 15, and Phase 2: Widening the platform, to four-lanes, from Highway 7 to Highway 15;

AND WHEREAS, on May 2nd, 2012, Town of Carleton Place Staff presented a Proposal to the Public Works Committee for a joint project with the County to construct the McNeely Avenue Extension (Phase 1) between 2013 and 2015;

AND WHEREAS, in accordance with the Policy for the "Assumption of Local Roads by the County of Lanark", County Council resolves that the McNeely Avenue Extension meets the criteria to be designated as a County Road and to be accepted into the County Road System, when it has been constructed;

AND WHEREAS, the County of Lanark and the Town of Carleton Place have agreed to a cost-sharing framework, for the design and the construction of the McNeely Avenue Extension.

NOW BE IT RESOLVED:

THAT, upon the issuing of the Certificate of Substantial Completion for Phase 1 construction, the County of Lanark shall enact the necessary By-Law to accept the newly constructed McNeely Avenue Extension into the County Road System;

THAT, the County of Lanark shall be responsible for the widening of the McNeely Avenue Extension to four-lanes, in the future, when warranted by the traffic volumes.

THAT, the County shall fund its portion of the McNeely Avenue Extension Project Costs as stipulated in the Treasurer's Report #FIN-17-2012;

AND THAT County Council authorizes the Warden and Treasurer to execute an Agreement with the Town of Carleton Place, which stipulates the arrangements, as described in Report #PW-39-2012, for the McNeely Avenue Extension Project."

ADOPTED

MOTION #PW-2012-054

MOVED BY: Ed Sonnenburg
SECONDED BY: Aubrey Churchill

"WHEREAS, in June, 2008, in accordance with the Municipal Engineers Association Class Environmental Assessment Process, the Town of Perth completed and received the Ministry of Environment approval for an Environmental Study Report for the construction of a two-lane arterial road between the intersection of Highway 7 and County Road 43 in the Town of Perth;

AND WHEREAS, on May 2nd, 2012, Town of Perth Staff presented a proposal to the Public Works Committee for a joint project, with the County, to construct the proposed Arterial Road between 2025 and 2030, contingent upon the further expansion of the Perthmore Subdivision;

AND WHEREAS, the Perth Arterial Road shall be constructed in two phases: Phase 1, from Highway 7 to County Road 10, and Phase 2, from County Road 10 to County Road 43;
AND WHEREAS, in accordance with the Policy for the "Assumption of Local Roads by the County of Lanark", County Council resolves that the Perth Arterial Road meets the criteria to be designated as a County Road and to be accepted into the County Road System, when it has been constructed;

AND WHEREAS, the County of Lanark and the Town of Perth have agreed to a cost-sharing framework for the design and the construction of the Perth Arterial Road.

NOW BE IT RESOLVED:

THAT, effective January 1st, 2013, the County of Lanark and the Town of Perth shall enact the necessary By-Laws to transfer the ownership of County Road 1 (Gore Street), County Road 6 (Sunset Boulevard), and County Road 10 (North Street), within the current limits of the Town of Perth, from the County to the Town of Perth;

THAT, upon the issuing of the Certificate of Substantial Completion for Phase 1 Construction, the County of Lanark shall enact the necessary By-Law to accept the newly constructed Perth Arterial Road into the County Road System;

THAT, the County and the Town of Perth shall collaborate for the future construction and acceptance into the County Road System of an extension of the Arterial Road, from County Road 10 to County Road 43 (Phase 2);

THAT, the Town of Perth shall be prepared to act, as the County's Agent, to facilitate the potential disposal of the Perth Garage Property, including the remediation, marketing and redevelopment of the site, at no cost to the County;

THAT, the County shall fund its portion of the Perth Arterial Road Project Costs, as stipulated in the Treasurer's Report #FIN-17-2012;

AND THAT County Council authorizes the Warden and Treasurer to execute an Agreement with the Town of Perth, which stipulates the arrangements, as described in Report #PW-38-2012, for the Perth Arterial Road Project."

ADOPTED

MOTION #PW-2012-0

MOVED BY: Wendy LeBlanc
SECONDED BY: John Gemmell

"That, County Council enter into an agreement to cost share the McNeely Avenue extension with the Town of Carleton Place;

And that, Lanark County Council commit to funding 50% of the cost of the necessary planning and 50% of the cost of building the required intersections;

And that, the total cost of the County 50% share be limited to $1,400,000 (estimate of $1,277,000 plus 10%);

And that, County Council authorize the County share of the McNeely Avenue extension related to growth be funded by Development Charges;

And that, County Council enter into an agreement with the Town of Perth to cost share the Perth Arterial Road;

And that, County council commit to funding up to $680,000 (estimate of $620,000 plus 10%) for the preliminary work on the project;

And that, once Perth has a developer agreement that includes contributions to the Arterial Road that County Council enter into negotiations on a formal cost sharing agreement with the Town of Perth for the balance of the road construction cost;

And that, County Council authorize the County share of the Perth Arterial Road related to growth be funded by Development Charges."

ADOPTED

MOTION #PW-2012-055

MOVED BY: Richard Kidd
SECONDED BY: Bill Dobson

"THAT, the Development Charges by-law be amended to include the Perth Arterial Road Project and the McNeely Ave. Project."

ADOPTED

v) Report #PW-27-2012 Proposed Property Conveyance: Part Lot 22, Concession 2 County Road 9
Director of Public Works, Steve Allan

The purpose of this Report is to finalize an exchange of property between the County of Lanark and Gemmill's General Store Inc. (known as The Clayton General Store Inc.) which requires that a portion of the former County Road 9, Lot 22, Concession 2, Geographic Township of Ramsay, within the Municipality of the Town of Mississippi Mills, more particularly described as Part 4, Registered Plan 27R10040, be declared surplus, stopped-up, closed and conveyed to the abutting property owners.

MOTION #PW-2012-056

MOVED BY: Keith Kerr
SECONDED BY: Ed Sonnenburg

"THAT, Lanark County Council declare the portion of the former County Road 9, in Lot 22, Concession 2, Geographic Township of Ramsay, Municipality of Town of Mississippi Mills, more particularly described as Part 4, Registered Plan 27R10040, as surplus to County needs and that Staff be authorized to commence the process to stop-up, close and sell the subject lands;

THAT the value of consideration for the surplus lands is set at one dollar ($1.00);

THAT a Public Hearing, regarding the subject road closing, is held at the Lanark County Council Chambers on August 1, 2012, immediately prior to the Public Works Committee Meeting;

THAT the Director of Public Works provides a Report and recommendations to the Public Works Committee, as soon as practicable, after the Public Hearing;

THAT the Warden and Clerk, on behalf of the Corporation of the County of Lanark, be authorized to enter into an Agreement of Purchase and Sale (attached) with Gemmill's General Store Inc. (also known as The Clayton General Store) for:

a. The purchase of property, abutting County Road 9, being Part of Lot 22, Concession 2, more particularly described as Part 2 on Plan 27R-10040, in the Geographic Township of Ramsay, Municipality of Town of Mississippi Mills, for the purpose of road construction
b. The sale of property, abutting County Road 9, being Part of Lot 22, Concession 2, more particularly described as Part 4 on Plan 27R-10040, in the Geographic Township of Ramsay, Municipality of Town of Mississippi Mills, for the purpose of road construction

AND THAT the Clerk sends Report #PW-27-2012 to the Town of Mississippi Mills Clerk, for information."

ADOPTED

vi) Report #PW-34-2012 Proposed County Road 9 Jurisdiction Change: Part Lot 22, Concession 2
Director of Public Works, Steve Allan

The purpose of this Report is to finalize a transfer of property between the County of Lanark and the Town of Mississippi which requires that a portion of the former County Road 9, Lot 22, Concession 2, Geographic Township of Ramsay, within the Municipality of the Town of Mississippi Mills, more particularly described as Parts 3 and 5, Registered Plan 27R10040, be removed from the County Road System.

MOTION #PW-2012-057

MOVED BY: Val Wilkinson
SECONDED BY: Bill Dobson

"THAT, Lanark County Council declare the portion of the former County Road 9, in Lot 22, Concession 2, Geographic Township of Ramsay, Municipality of Town of Mississippi Mills, more particularly described as Parts 3 and 5, Registered Plan 27R10040, as surplus to County needs and that a By-law be prepared to remove these lands from the County Road System;

AND THAT the Clerk sends Report #PW-34-2012 to the Town of Mississippi Mills Clerk, for information."

ADOPTED

K. Greaves left the meeting at 10:12 p.m.

vii) Report #PW-35-2012 2011 Weed Inspector's Report and Appointment of the County Weed Inspector for 2012
Director of Public Works, Steve Allan

The purpose of this Report is to inform the Committee of the activities of the County Weed Inspector.

MOTION #PW-2012-058

MOVED BY: Aubrey Churchill
SECONDED BY: Gail Code

"THAT, County Council accepts the 2011 Annual Weed Report for information;

THAT County Council authorize the payment of an honorarium of $500 to Mr. Tom Guindon for his services as County Weed Inspector in 2011;

AND THAT the Clerk prepares the necessary By-Law to appoint Mr. Tom Guindon as the County Weed Inspector for 2012."

ADOPTED

viii) Report #PW-41-2012 Property Conveyance Part of Lot 24 Concession 10 Geographic Township of Ramsay: County Road 17
Director of Public Works, Steve Allan

The purpose of this Report is to recommend the purchase of property, from landowners on County Road 17 (Blakeney Road), to enable road improvements at the intersection of Ridge Road and Blakeney Road in the Village of Blakeney.

MOTION #PW-2012-059

MOVED BY: John Gemmell
SECONDED BY: John Levi

"THAT, the Warden and Clerk, on behalf of the Corporation of the County of Lanark, be authorized to enter into an Agreement of Purchase and Sale (attached) with Ralph William Henry for the purchase of property, abutting County Road 17, being Part of Lot 24, Concession 10, in the Geographic Township of Ramsay, Municipality of the Town of Mississippi Mills, and more particularly described as Part 1 on Registered Plan 27R-10023 dated December 22nd, 2011, for the purpose of road construction;

AND THAT the Clerk sends Report #PW-41-2012 to the Town of Mississippi Mills Clerk, for information."

ADOPTED

9. VERBAL REPORTS

i) Report #PW-42-2012 Perth Golf Course Property Conveyance
Director of Public Works, Steve Allan

A PowerPoint slide was projected – *attached page 21*

MOTION #PW-2012-060

MOVED BY: Ed Sonnenburg
SECONDED BY: Pat Dolan

"THAT, the Clerk rescinds By-Law 2012-01 and presents a corrected by-law at the June Meeting of County Council."

ADOPTED

10. DEFERRED REPORTS

None

11. CONFIDENTIAL REPORTS

None

12. NEW/OTHER BUSINESS

i) Meeting Schedule – *attached page*
Director of Clerk's Services/Clerk, Cathie Ritchie

The following change to the meeting schedule was noted:

- June 25th Lanark County Tourism Association in Lanark Highlands Council Chambers

13. ADJOURNMENT

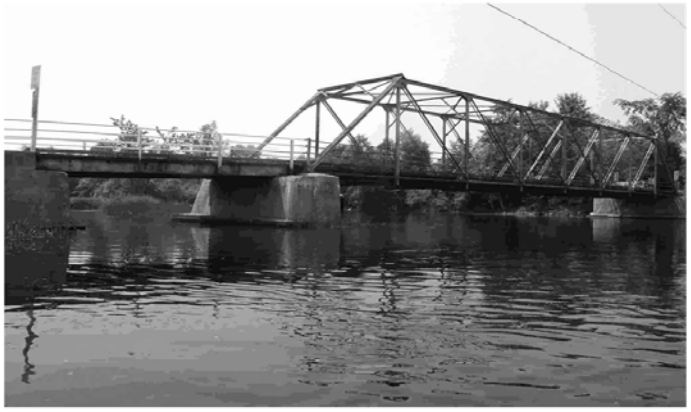
The Committee adjourned at 10:15 p.m. on motion by Councillors B. Dobson and P. Dolan

C Ritchie

Cathie Ritchie,
Clerk

DISCUSSION REPORTS

ANDREWSVILLE BRIDGE



ANDREWSVILLE BRIDGE
History

- Five PW reports since 2007
  - Condition of structure
  - Short-term repairs
  - Long-term plan for structure ?
- 2009 Councils decide to repair to extend life 5 years
- March 2012 Structural Evaluation
- May 2012 Emergency Closure

ANDREWSVILLE BRIDGE
Consultant's Recommendations

- Service life over
- Does not meet CHBDC
  - Stringer capacity insufficient
  - 5 Tonnes load posting > 2 years
- May 4th Incident: Emergency Inspection
  - Truss deformation
  - Risk non-compliance with load posting

ANDREWSVILLE BRIDGE
Options

- Option 1. Reopen
- Option 2. Continue closure until repaired/replaced
- **Option 3. Continue closure and begin process for permanent closure to vehicles**

Lanark County

Financial Analysis of McNeely Avenue and Perth Arterial Road

June 6, 2012 Public Works
Kurt Greaves
FIN -17-2012

1

Financial Analysis

The good news with these two projects is that the analysis is looking at both costs and revenues.

Both projects have the potential to increase development and the offsetting revenues are projected to pay for the projects.

2

Analysis Improvements

A lot of help from Dr. Preston to improve the analysis:

- look at both projects over the same time horizon (20 years);
- preform the analysis using present value calculation;
- use a discount factor that includes the element of risk.

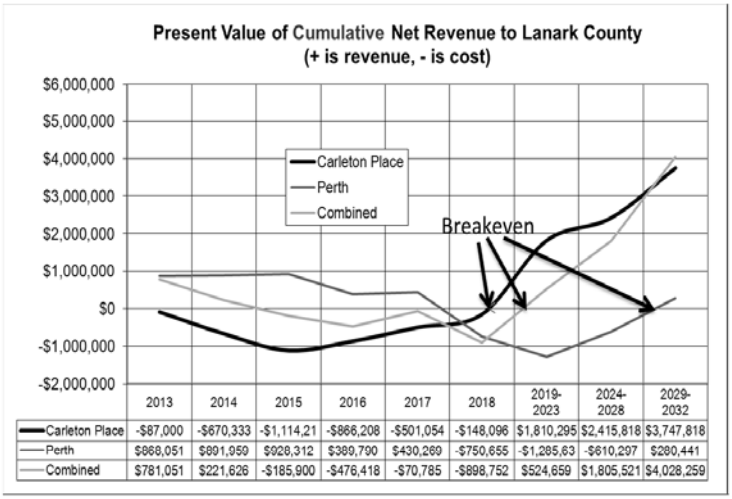
3

Risk

The longer the time frame the more difficult it is to accurately predict future development.

To compensate for this the analysis has been very conservative. The potential housing starts have been estimated conservatively, and all future revenue streams have been discounted for inflation and risk.

4



	2013	2014	2015	2016	2017	2018	2019-2023	2024-2028	2029-2032
Carleton Place	-$87,000	-$670,333	-$1,114,21	-$866,208	-$501,054	-$148,096	$1,810,295	$2,415,818	$3,747,818
Perth	$868,051	$891,959	$928,312	$389,790	$430,269	-$750,655	-$1,285,63	-$610,297	$280,441
Combined	$781,051	$221,626	-$185,900	-$476,418	-$70,785	-$898,752	$524,659	$1,805,521	$4,028,259

5

Financing McNeely Avenue

Financing Proposal:

- Add project to Development Charge (D.C.) By-Law;
- County self-finance by using reserves and D.C.s 2013 to 2015 (total $1,277,000);
- Pay back the reserves using extra tax revenue from the development;
- Use extra tax revenue to build reserves to pay for widening to four lanes;
- Report to Council on an annual basis with financial results of the project.

6

Financing Perth Arterial Road

Financing Proposal:

- Add project to Development Charge (D.C.) By-Law;
- Perth assuming responsibility for 2.8km of County roads in year 1 (2013);
- County portion financed from reserves & D.C.s $620k (2016) and borrowing $2.5M (~2018 to 2020);
- Report to Council on an annual basis with financial results of the project.

7

Conclusion

- From a financial standpoint both of these projects have merit.
- The extension of McNeely Avenue is forecasted to breakeven in year six with a strong revenue stream attached thereafter.
- The Perth project includes a significant offer of taking over 2.8km of County road in year one. The projected break even is year seventeen with a healthy County tax revenue stream thereafter.
- According to Drummond "(investing in)….public infrastructure can improve productivity and create economic output." These projects will provide long-term financial benefits.

8

Recommendations:

MOTION #1

MCNeely Ave. County Road

MOTION #2

Perth Arterial County Road

MOTION #3

MCNeely Ave. & Perth Arterial Cost Sharing

9

VERBAL REPORTS

RESCINDING BY-LAW 2012-01
PW-42-2012

- Perth Golf Course property transaction PW-07-2012, January 25th, 2012
- Owner's legal counsel error in documents:
  - 1778577 Ontario Ltd (incorrect)
  - 1178577 Ontario Ltd (correct)
- Suggested Motion: Clerk rescinds By-Law 2012-01 and presents corrected By-Law at June Meeting of County Council.