

## Debert Business Park April 2020 Update

By Crawford MacPherson

There are four components to my report on the Debert Business Park which include the Incubator Mall; Land Sales, Debert Archaeology and Debert Airport. The park continues to be of interest in several areas.

**Incubator Mall** - As previously reported: Staff have assembled financial information for the mall and have reached out to the Partnership for Economic Prosperity to discuss the opportunity to reestablish part, or all of the mall as an incubator for business startups. Staff have also contacted a commercial real estate firm, to help determine the market value for lease space at Debert.

Staff are working with a commercial real estate appraiser on some property valuation and they have been asked to also comment on market lease rates. Once the information is available, it will be presented to Council.

**Land Sales** - Staff continue to receive inquiries from business owners, or their representatives interested in locating or expanding their business in Debert.

On occasion there is a request for residential land in Debert. Over the years the former military mobile home park has been converted into a mini home subdivision, three large apartments have been constructed, along with two fourplexes, four houses and a senior complex.

Offering housing in Debert was identified in the original Master Plan as a support to growing the Business Park and

a way to merge the traditional Village with the former military housing community. Some locations are better suited for residential rather than business park activities.

There are service gaps in the areas best suited for residential and it has not been a priority of the Municipality to upgrade infrastructure for residential. When inquiries are received potential developers are made aware of the locations and the type of services that are available.

Should Council wish to discuss housing opportunities in Debert in more detail, it would be appropriate to direct staff to prepare a options report and present to Council.

**Debert Airport** - Staff previously reported that NSBI had expressed business interest in Debert Airport. The conversation has continued, and staff are now working with AltaVistas, an internationally recognized aviation consultancy with the intention of preparing a business development plan for up to five business plans.

They could include the fields of pilot training, aircraft maintenance and repair and other services that enable Debert to compliment the plans and services at Halifax Stanfield. The selection of AltaVistas is strategic as they are currently employed by Halifax Stanfield to update their twenty-year development plan.

Crafting of the proposal is nearing completion and will be presented to NSBI for financial support. The proposal will

also be shared with Invest Canada as they look to assemble Canadian based investment opportunities to be presented at an international exposition scheduled for next year.

For the Municipality, the report will provide two key 'takeaways'. First, it will provide the business case and supporting materials for the promotion and marketing of Debert Airport. Secondly, the consultants are directed to answer the question what airport infrastructure is required to support the business plan and existing users. Capital maintenance of airports is ex-

pensive, and the objective of this section is to focus on maintaining and improving necessary infrastructure and abandon what is redundant.

**Debert Archaeology** - As previously discussed at Council, priority is to complete testing at the entrance to Debert Business Park to facilitate the roundabout construction. The Archaeologist has received some guidance from the Provincial review committee after some delay and has applied for a permit to proceed with testing on the west side of MacElmon Rd.

**Crawford MacPherson is Director Community Development for Colchester County**

## NS DOE Being Pressured to Replace Program

By Maurice Rees

Provincial Regional Chairs Committee are advocating for extended producer responsibility where the Province of Nova Scotia could receive up to \$17 million dollars to offset recycling costs from the manufacturers of packaging materials that are typically in the recycling. Presently, 80% of Canadians have this funding in place. Microwaves and gaming devices have been added to the electronic recycling stewardship program.

The Nova Scotia Power funded program where mercury containing items that are collected by Municipalities in HHW was abruptly finished on February 12, 2020. The program stopped on the same day notification was received. There are some serious con-

cerns about the stoppage of this program. Dan X in Burnside Industrial Park still will accept the fluorescent tubes but there is a fee. \$0.25 per foot/\$1.00 per 4 ft tube. Recently, eighteen contractors went to Dan X to properly dispose of the tubes, because of the fee 17 left and only one paid. Colchester's HHW expense for disposal is \$2 per 4ft tube. These tubes are not banned from landfill, but they will expose workers to harmful metals. There is pressure on Nova Scotia Environment to replace this program asap.

There is a new oil and glycol stewardship program in place in Nova Scotia - all oil filters, waste oil and glycol and as well as their containers are being picked up and recycled for free.

In 2014 Cell #3 was constructed at the landfill. The cell is approaching being filled and the County will need to begin constructing Cell #4 by the spring of 2021.

Scotia has agreed to pay \$38,622 towards the cost of the project. An internal contingency of \$20,000 to be spent only on authority of the Director of Public Works was added to the project cost.

A contract for the Debert Hydrogeological Services was awarded to CBCL for a total contract amount of \$22,300. The work is in relation to a new well in Debert. Council's approved capital budget for the new well is \$350,000. The contract to CBCL was made on motions by Mayor Blair and Councillor Pash.

The County has entered into a contract with Ian Sinclair Contracting for the construction of the Queen Street Sidewalk in Tatamagouche, pending written confirmation from the Village of Tatamagouche that they will reimburse construction costs.

## County Awards Several Contracts

By Maurice Rees

L&R Construction has been awarded a tender for the replacement of Pumping Station 6 in Salmon River and Pumping Station 15 in Valley for a total contract amount of \$695,900.60 excluding HST and an internal contingency of \$75,000 be approved, to be spent only on authority of the Director of Public Works. The tender award was approved on motions by Councillor Gibbs and Cooper.

A total of six (6) companies purchased the tender documents, and four (4) tenders were received by the closing time. Results at tender opening were: L&R Construction, \$695,900.60; Harbour Construction, \$721,780.00; Dexter Construction, \$785,250.00 and Atlantic Road Construction, \$891,154.00.

A Request for Proposals (RFP) was issued for Inflow/Infiltration Investigations on the Brookfield and Tatamagouche Wastewater Collection Systems. This study will help identify how to keep groundwater and rainwater out of the collection systems. Council authorized staff to award the work for the Brookfield and Tatamagouche Inflow/Infiltration Study to Englobe for a total contract amount of \$150,798 excluding HST.

Central Colchester Wastewater Treatment Facility Energy Efficiency Project for the supply and installation of variable frequency drives and a blower was Awarded to Marcel Belanger Electric at a bid price of \$226,441.62, excluding HST. The approved capital budget for the project is \$260,000 and Efficiency Nova



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