



**Town of Amherst
Committee of the Whole**

Date: **Tuesday, August 22, 2017**
Time: **4:00 pm**
Location: **Council Chambers, Town Hall**

	Pages
1. Call to Order	
2. In Camera	
2.1 MGA 22(2)(c) Personnel Matter	
3. Council Direction Requests	
3.1 Solar for Community Buildings Program (MacDonald) (6285)	1 - 3
3.2 Update on Downtown Murals (Schurman) (6286)	4 - 19
4. Information Items	
4.1 Update on Discussions re Col. James Layton Ralston Armoury (Kogon) (6287)	
5. Adjournment	

Memorandum

To: Mayor Kogon and Members of Council

From: Andrew Fisher, Senior Planner & Business Development Officer and
Jason MacDonald, Deputy CAO - Operations

Date: August 18, 2017

Subject: Solar for Community Buildings Program – Information Session synopsis

Introduction

The Department of Energy is now accepting applications for its Solar for Community Buildings Program. This pilot program allows community organizations (including municipalities or organizations wholly-owned by a municipality) to generate solar photovoltaic (PV) electricity on their roofs or properties and sell it to the grid under a 20-year contract. Applicant selection is based on a competitive bidding process (price / kwh), with the added goal to award bids in all regions of the province. It is anticipated that the bidding process will take place annually for at least the next three years. There was a previous process completed in July of this year.

The Process

To submit a bid it would be entirely up to the Town to determine the project: location, scale (to a maximum of 50kw), costs to install and maintain, means of financing, and fixed selling price.

The process to develop the bid is generally as follows:

1. Complete Workbook – this assists in determining eligibility and factors to consider.
2. Engage a Solar Installer. The installer will help determine:
 - a. Appropriate Site
 - b. Number of panels
 - c. Solar potential and estimated energy generation
 - d. Cost to install and maintain the system
3. Engage a Structural Engineer to determine capacity of roof structure. An Electrician and/or an Electrical Engineer may also be needed to determine what additional systems may be required, and eventually commission the system once installed.

4. Financial Modeling – with the installation and maintenance costs established above, financial modeling will determine the means of financing the project, satisfactory rate of return, and bidding price. It is the bidder's responsibility to finance the project. The following sample model was provided:

Biggest project permitted by the program is 50kw – this would require panels covering approximately one side of the stadium roof.

A. Panel/system cost: 50kw = \$150,000 - **\$180,000 installed**

B. How much energy can be produced?

- i. Average Nova Scotia Solar Potential: 1150 kwh/year/kw installed
- ii. $1150 \times 50 \text{ kw} = 57,500 \text{ kwh/year}$
- iii. $\$0.30/\text{kwh} = \$17,250 \text{ annual revenue}$
- iv. Simple payback period = 10.4 years (assuming \$180,000 cost)

This does not include loan payments, interest, or operating costs. Which are not available at this time.

Note: the above example is scalable for projects smaller than 50kw.

5. Submit a bid. The deadline is September 29, 2017. In general, the lower priced bids will be more likely to be approved; however, some consideration will be given towards spreading projects throughout the Province.
6. If approved, the bidder has up to 24 months to execute the project, and is under no obligation or penalty to do so.

Comments

The benefits of the project include a potential revenue source for the Town and the generation green energy. There is no need to expand on these benefits in this memo at this time.

Staff have completed a cursory review of our facilities and the sites with the most potential include the stadium, the waste water treatment facility, and the site of the current water reservoir on Willow Street once the reservoir is removed. Both the stadium and the Willow Street site may be able to meet the maximum of 50kw of electrical generation.

With regards to timeline, the procurement of a solar installer and a structural engineer to help us develop a bid will take at least three weeks to complete. Their work will also take at least two weeks, however they may not be available to start immediately. Therefore, it is likely not possible to meet the September 29 submission deadline.

As this is a 20-year contract it may be worth our while to gather our information and develop our bid in time for the next bidding process to begin. It should be noted that the last bidding process ended in July of this year so there will likely be multiple bids dates per year.

Benefits of waiting until the next bid date is that we can see what the previous winning bids were, which may help up maximize our return on investment. Another benefit is that we may have more information on the existing water reservoir property, which due to its remoteness compared to the stadium could make it a better site.

The fact that there are no staff within the Town that have any experience with solar power generation is a minor point of concern, however this may be overcome by utilizing some of the revenue generated by the project to procure professional services in this regard. These costs can be built into the bid price to be submitted.

Recommendation

While this project is a potential revenue stream for the Town and a worthwhile environmental goal, it is not a strategic priority of the Town nor is it in the current operational work plan and funding is not identified within the current operating budget. The time necessary to develop a thorough and professional bid is not available within the current bid submission window.

It is recommended that staff not be directed to submit a bid to the Solar for Community Buildings Program by the September 29 deadline.

MEMORANDUM

To: Mayor Kogon and Members of Council
From: Bill Schurman, Director of Recreation
Date: August 22, 2017
Subject: Murals

Attached is the Mural report provided to Council on May 15, 2017.

At that time the direction from Council was to continue to look into options for preservation and potential restoration of the murals. As the mural report suggested The North Nova Scotia Highlanders mural is in a state of decline and due to its content should be considered a high priority for restoration. While the mural was first painted in 2005, we have since discovered documentation that the building surface was repaired in 2010 and was sealed at that time to prevent further deterioration. The damaged portions of the mural were repainted in 2011 by artist Jennifer Morris (Cormier)

Given that this restoration work happened only six to seven years ago, with the building surface showing more deterioration, discussions have led to the concept of painting mural(s) on a separate surface and then attaching to the building piece by piece. Ray Coulson is a supporter of this approach. This practice has been used in other jurisdictions and in fact a similar product is attached to the Dayle's Grand Market Building today.

As a result of a meeting with the artist (Jennifer Morris Cormier) who owns the creative rights to the North Nova Highlanders Mural, and given the recent attention brought to the mural by the current building owner, the following is for information and discussion. While the topic is more specific to the North Nova Highlanders Mural, most of the information could also apply to murals in general.

Mural Locations

With a mural painted directly on a third party building owner's building, there are risks to the longevity of a mural regarding surface maintenance, ownership and potential for business changes.

Having murals mounted on a building surface rather than directly painting on to a surface does provide an option of moving the entire piece if necessary. The artist can do their creative work in more suitable conditions allowing for the entire work to be applied in those exact same conditions.

With the recent focus on the North Highlanders Mural, should the direction be to replace it, consideration could be given to its location and other topics such as:

- is this the most suitable location for this mural?
- does the location support supportive events?
- is the location well used by the general public?
- is the direction of the sun a factor regarding faster deterioration?
- is the building owner prepared to enter into an agreement?
- are there other options are points to consider?

Replacing

The artist who owns the copyrights to the North Highlanders Mural is Jennifer Cormier. The artist made it clear that she is not interested in a quick fix, based on her experiences in 2010 and 2011. Her estimation is that \$10-12,000 would be the fee to paint another mural similar in size to the current mural, 35' x 40'. In 2005, that fee was \$8-\$10,000. In addition to the artist fee, should the mural be created on a separate surface, estimates to provide the materials, paints, seals and installation are approximately \$7,500 bringing the total estimate for a finished product to \$18-20,000. This number needs to be researched in greater detail. Should replacement be the direction the artist has committed to having the mural ready for November 11, 2018.

Mural Content

In deliberations with the artist it was expressed that when the mural was originally designed, it was exactly as requested by the North Nova Highlanders. The mural is often referred to as a veterans' memorial which through the years has generated some discussions on the diversity of the image. There may be opportunity through dialog with the North Nova Highlanders and Legion representatives to rethink the mural's purpose going forward.

Recommendation

That staff be directed to prepare a plan for addressing all of the murals in the Downtown area that were put in place by the Downtown Amherst Revitalization Society that would further expand upon the report prepared in May of 2017 by establishing a priority order for each mural. This plan would also include a preliminary treatment approach, approximate costs and the fiscal year in which the location is to be addressed. Further, given that by almost any measure the North Highlanders Mural would be high on that priority list, that staff be directed to prepare a

detailed plan to address that mural including costs and a detailed treatment approach, including a commitment from the artists as to costs and timelines for Council's approval at the September meeting of Council.

MEMORANDUM

TO: Mayor Kogon and Members of Council
FROM: Bill Schurman, Director of Recreation
DATE: 15 May 2017
SUBJECT: Murals

The Amherst Mural Project was part of a downtown Amherst beautification initiative under the direction of the former Downtown Amherst Revitalization Society (DARS) with several supporting partners including the Cumberland Regional Development Authority, the Province of Nova Scotia, the Town of Amherst, Municipality of the County of Cumberland and other private and community sector partners.

We have reached out to the originators of said initiative, as well as other municipalities with mural projects and are still awaiting more detail into their respective mural projects. To date the city of Moncton shared with us that their murals were installed by an outside art collaborative group called *l'art ici svp*, who are the coordinators of the Inspire Festival in Moncton and that they provide a 3-year insurance policy that they will take care of any tagging or other types of damage to the artwork if it should occur. They also note that during installation of wall murals, they use high quality gripper that is breathable and penetrates the wall by roughly 1 centimeter allowing for wall drainage. The town of Truro also shared that the majority of their murals were created under the old BIDC organization that has since ceased existence several years ago, any maintenance for these would have been arranged by them, but Doug MacKenzie – Director of Parks, Recreation & Culture doesn't think that any maintenance was done on the old BIDC murals.

Recommendation:

- Develop a Mural Restoration Project for preservation of the existing murals.
- Inquiry into restoration of individual pieces by their respective artists regarding the projected costs for restoration and preservation.

Artists:

- Jennifer Morris
- Daren White
- Susan Tooke
- Lesley Ann Johnson

1) Cumberland Craft Association 25th Anniversary



This mural can be found on the backside of the building at 141 Victoria St. It was completed in 1998 by Lesley Ann Johnson. It is painted on a wood surface and attached to the building. It is showing its age, with 2 noticeable small holes near the bottom and several areas where the paint has worn off.

2) Dayle's Department Store



Located at the back of Dayle's Department store, off of Ratchford St. This mural was painted in 2009 by Daren White on a wood surface which is attached to the building. It is in great condition.

3) North Nova Scotia Highlanders



Located at 10 Havelock Street, painted by Jennifer Morris in 2005. This mural is painted directly on the side of the building and is now in a state of decline, with noticeable areas of peeling paint as seen in the above picture. The condition is fair but due to its content and location should be high priority.

4) Great Amherst Mystery



Located at the back of the building on the corner of LaPlanche & Victoria St. this mural was painted directly on the building by Susan Tooke & Richard Rudnicki in 2007. This mural has noticeable peeling in several areas.

5) Building the Aboiteau



Located at 55 Victoria, painted in 1997 by Sarah Ennals. This mural is in good shape with some slight fading and discolouration.

6) Mansour's Mural



Located at 24 Church painted directly on the Mansour's building. This mural was painted by Lesley Ann Johnson in 1997. Some fading and discolouration has taken place, otherwise the mural is in good condition.

7) Music Mural



Located on the back corner of the Service Canada building at 26 Prince Arthur Street, although it is best viewed from Princess St. This mural was painted by Bruce Rickett & Susan Tooke in 1998 and is beginning to show its age with some areas peeling as well as the base of the painting being removed by the deterioration of the building itself.

8) Amherst in Action



Located on the side of 50 Church St. painted in 2005 by Daren White this mural is beginning to peel in several areas. It is in fair condition.

9) Women's Mural



Located at 26 Prince Arthur St. this mural was painted directly on the side of the building by Susan Tooke in 2002. It is beginning to peel in several areas, most noticeably along the bottom of the building and directly under windows. It is in fair condition.

10) The History of Transportation



Located on the backside of 2 Spring St.- Home Hardware building this mural was painted directly on the building by Jennifer Morris in 1997. It is beginning to peel in some areas but is overall in good condition.

11) Hockey Heritage



Located within the Amherst Stadium at 185 Church St., this mural painted by Jennifer Morris in 2000. This mural is in great condition.

Great Condition:

Hockey Heritage (2000)

Dayle's Department Store (2009)

Good Condition:

Building the Aboiteau (1997)

Mansour's Mural (1997)

The History of Transportation (1997)

Music Mural (1998)

Fair Condition:

Women's Mural (2002)

North Nova Scotia Highlanders* (2005)

Amherst in Action (2005)

Great Amherst Mystery (2007)

Poor Condition:

Cumberland Craft Association 25th Anniversary (1998)

*The North Nova Scotia Highlanders mural is a prominent mural within the town dedicating respect and paying homage to the 486 men who lost their lives in the second world war and features various events involving the North Novas. While the state of the condition is not as poor as some other murals, the nature of this mural places it as the top priority amongst the others.