

DAVISON CRESCENT RESIDENTS ASSOCIATION

PRESENTS

ROAD MAINTENANCE PROPOSAL

REQUEST FOR EXTENSION OF CONTRACT

RECOMMENDATION:

The objective of this petition is for the Municipality of Mississippi Mills to continue the annual maintenance contract for Davison Crescent indefinitely; this includes snow clearing, sanding, and grading.

A HISTORY IN RELATIONSHIP: DAVISON CRESCENT AND MOUNT PAKENHAM SKI RESORT

- Mount Pakenham is a small but vibrant community, comprised of approximately 60 residents, within 26 homes, 22 of which reside on Davison Crescent;
- Originally a subdivision to help facilitate the development of the ski resort, this community has a storied history of support for this local business;
- With the amalgamation of the County of Lanark into the Municipality of Mississippi Mills in 2000, in support of Mount Pakenham Ski Resort, Davison Crescent residents contributed thousands of dollars per household to upgrade Ski Hill Road for safer access to their business;
- This resulted growth in business fostered a prosperity in:
 - job creation
 - new business opportunity
 - community involvement
 - additional housing development

* thus increasing the municipality tax base.
- True to its design, Mount Pakenham Ski Resort and its surrounding community has undoubtedly prospered through a mutually beneficial relationship.



VICTOR AND CAROL BODE

LOCAL BUSINESS OWNERS ON DAVISON CRESCENT

Victor Bode is local business owner and past MPCA President (2007 - 2015) who ran Carnivic Lodge Bed and Breakfast on Davison Crescent, a supporting business for the Mount Pakenham Ski Hill Resort.

He and his wife Carol also presently have two other local businesses: Scoops Ice Cream, and Penny's Fudge Factory in Pakenham.

ROAD MAINTENANCE TIMELINE: SKI HILL ROAD AND DAVISON CRESCENT

- Between 1978 - 2006, all maintenance of Ski Hill Road and Davison Crescent were managed by the County of Lanark and Municipality of Mississippi Mills; funded by Mount Pakenham Ski Hill Resort and the Mount Pakenham Community Association (MPCA);
- In 2006, 974050 Ontario Ltd., the corporate owner of Davison Crescent relinquished commitment to maintenance of the road; the newly amalgamated Municipality of Mississippi Mills and MPCA then negotiated a satisfactory contract to assume all road maintenance;
- In 2016, road superintendent Troy Dunlop presented a detailed cost analysis for a 5-year road maintenance contract of Davison Crescent; performed by the municipality, quoting an annual fee of \$1,500 - \$2,000, with built in adjustments tied to consumer price index.



BOB ROBERTSON

MPCA President, 2002 - 2007

Past president of the MPCA, Bob worked closely with the municipality prior to assumption of Ski Hill Road and was instrumental in collecting funds from Davison Crescent Residents to help finance the upgrade of Ski Hill Road.

A resident for almost 20 years, he bore witness to the ongoing struggle of road maintenance within community including the relinquishment of responsibility by owner's of the private road.

WHERE WE ARE NOW

- In 2021, upon end of contract, the municipality presented an updated quote of same work by acting road superintendent Cory Smith to the amount of \$22,000; a staggering increase of 1,500%;
- As a result, the Davison Crescent Residents Association (DCRA) was formed and incorporated to specifically manage this issue;
- In support of the municipality's recommendation to seek out local businesses, the DCRA requested quotes from private contractors; and despite efforts, the DCRA was met with rejection or dismissal;
- DCRA has addressed all arguments against continuing the contract presented by the road superintendent in his 2016 analysis report; additionally DCRA has erected speed limit road signs of 20km/hr for increased risk mitigation;
- Along with the additional annual fees paid to the municipality, 22 households of Davison Crescent pay taxes that should help offset the cost for this service;

WHERE WE ARE NOW - ACCOUNTS OF REJECTION

Hi Krista,

Thank you for reaching out to us but at this time we would not be able to provide service to this area. We primarily work within the limits of Almonte and Carleton Place.

I have no doubt that you will have a challenge finding a private contractor to service this road unless they are already servicing other sites in the area. To clear a road requires larger equipment that a contractor would have to have operating in your area for it to make sense to service your location. In recent years there are less companies providing winter maintenance services with the changes many are facing acquiring affordable insurance.

I am sorry that I cannot be of more help. Good luck in your search.

Jennifer

--

Jennifer Cooney
Cooney Construction & Landscape Ltd.
Office: 613-256-6708
Cell: 613-880-1462
Fax: 613-256-8357
cooneyconst@xplornet.com



Wesley Thom <thomsnowsolutions@gmail.com>
To: Krista Kennedy <krista.rose.kennedy@gmail.com>

Hey Krista,

We unfortunately don't come as far as pakenham, we just surround Carleton Place. We do a few private roads and I recognize the challenge in finding someone willing to do it, and with the right equipment.

My husband and I will brainstorm on this, and I'll let you know any recommendations we can come up with!

Amy Thom
Thoms Snow Services

From: Matt Nesrallah
Sent: Monday, May 4, 2020 7:50 AM
To: M.P. Gallagher
Subject: RE: The Davison Crescent Snow Plowing and Grading

Hi Mike

Sorry for the delayed response. The response I received back from our construction division is that we are not really equipped to service this location on a full service basis. We would only be able to provide the stone to whoever is doing the work for you.

Thanks for thinking of us.

Regards
Matt



Fri, Apr 30, 2021 at 12:31 PM

WHERE WE ARE NOW - ACCOUNTS OF REJECTION

Tammy Smith <tammy@mcgrimmonholdings.ca>
To: krista.rose.kennedy@gmail.com

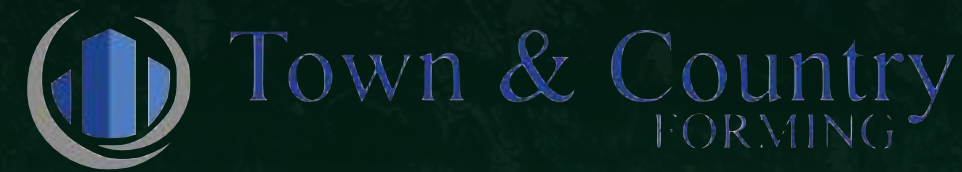
Thu, May 6, 2021 at 12:01 PM

Hello Krista, thank you for considering our company, but we are going to have to say no. We don't have big plow trucks or a grader.

Thank you

Tammy Smith

Town & Country Forming/Antrim Contracting



From: Barclay <barclaystewarttrucking@hotmail.com>
Sent: Wednesday, May 05, 2021 1:43 PM
To: Reed, Vincent <Vincent.Reed@safety-kleen.com>
Subject: Re: Mount Pakenham Road Association

Good afternoon Vincent

I am sorry I am not interested in plowing Davison Cres. I have my own contracts and do not have the manpower to take on anything else. I am sorry I dont know any other contractors to send you to. regards Barclay

Blake Robertson <blake@wrcccontracting.com>
To: Krista Kennedy <krista.rose.kennedy@gmail.com>

Good morning, our insurance will not provide coverage for this service.

If you need it in a formal letter I would be happy to provide it, let me know.

Thanks again
[Quoted text hidden]



THE NECESSITY FOR SAFE ROAD ACCESS

For Davison Crescent residents, the continued maintenance of the road is a basic necessity of their community's survival and growth. This includes:

- Enabling road access for
 - Emergency and Healthcare Support Vehicles - specifically for our aging residents;
 - Essential Services - propane and firewood, septic, hydro, curb-side garbage collection, telecommunication services;
 - Student Transportation - school bus access for better child safety during the winter months;
 - Courier Delivery
- Continued road maintenance would increase the viability for
 - Building new business opportunity, including the prevalence of cottage industries and other at-home businesses due to conditions of the COVID pandemic;
 - Community Development - making the neighbourhood more viable and appealing for young families and community organizations;
 - Municipality has issued a number of building permits over the past 25 years giving the expectation to buyers that road maintenance is a part of the supported infrastructure.



KRISTA KENNEDY
DCRA CO-CHAIR,

I am a resident of Davison Cres, a co-chair of our road association and a nurse practitioner in our community at the Ottawa Valley Family Health Team. COVID has created some challenges in trying to sort out our road issues. We have had delays in responses from the municipality, delays in responses from local snow removal contractors, difficulty in obtaining documents for previous Ontario Municipal Board rulings from OMB and the municipality, difficulty holding meetings with our association members, and life has just been generally chaotic for everyone.

In light of these challenges, we ask that you please consider extending our current contract for snow removal. We look forward to working closely with you over the next year to resolve our road issues.

PATH TO SOLUTION

- The process in finding a private company to assume road maintenance has been ongoing for the past 6 years, prior to the end of the 2016 contract. Within that period, despite exhaustive efforts, no workable solution for independent road maintenance has been found.
- Should the municipality no longer wish to continue contract with Davison Crescent and only conduct service for Ski Hill Road via the First Pass route, the DCRA is concerned that a significant portion of Ski Hill Road will be neglected and thus create further maintenance complications for residents. (See Figure 1.1, “ROAD PORTION”)
- This leaves the community with little option other than to plea with the municipality to continue maintenance of Davison Crescent, at least until the DCRA is able to resolve this issue, ensuring its livelihood.



Figure 1.1

PLOUGH ROUTE OVERVIEW

- Under current municipal standards for road maintenance, Ski Hill Road is a Class 3 roadway and usually receives two or more service passes than Davison Crescent depending on the necessity for winter control.
- Typically on first pass, the municipal plough comes up Ski Hill Road, goes only as far as the resort parking lot, in order to turnaround and retrace its path back out. Upon second pass, when accumulation dictates, it ploughs the balance of Ski Hill Road and then Davison Crescent.

