

Staff Report to Council

Title: Lakeshore Radio Broadcasting
Updated By-law

Report Number: Environmental Services-2024-
24

Director: Infrastructure &
Development

Manager: Environmental Services

Meeting Date:
Wednesday, September 11, 2024

Date to be considered by Council:
Wednesday, September 11, 2024

Recommendation:

That Council support the recommended amendments to the existing By-law No. 2022-010 Lakeside Radio Broadcasting Agreement; and

Further that Council enter into an updated three-year agreement with Lakeside Radio Broadcasting Corp.

Executive Summary:

The Municipality of Kincardine has had a long-standing agreement with Lakeside Radio Broadcasting Corp. which includes the placement of antennas on the Kincardine Water Tower, and installation of communication equipment within the property parcel at that site. Both parties have reviewed the existing lease agreement and have revised the agreement to better align with current conditions.

Strategic Priorities:

C.12-Support community wellness in the Municipality of Kincardine

Financial Considerations:

The current agreement has the Municipality invoicing \$2000 annually for rental space at the top of the tower and Lakeshore paying all hydro costs less \$50 dollars per month for the site. Site conditions were reviewed, and it was agreed that Kincardine has made operational changes at the site that could impact and influence hydro costs, and the agreement needed to be revised.

Policy:

N/A

Context and Background Information:

Lakeshore Radio Broadcasting Corp. brought forward a request to the Municipality for review of the current lease agreement. The request was brought forward as hydro costs associated with the agreement no longer aligned with the actual usage at the site.

The existing lease agreement required the lessee to pay all hydro costs less \$50 per month at this site. A hydro meter was installed to monitor the lessee's equipment and actual usage to the building and a review was completed in August 2024.

Based on those findings both parties reviewed the current contract and have made minor amendments to the agreement to align with actual usage and costs. The revised agreement requires Lakeshore Radio Broadcasting Corp. be invoiced twice annually in the amount of \$5,000 to cover rent and hydro at the site.

Consultation Overview:

Overall site conditions were reviewed including the installation of a hydro meter on the communication equipment to collect actual hydro usage data. The Municipality also acknowledges that in late 2022, operational changes were made at the Kincardine tower site. These changes allowed the tower to run lower levels throughout the day, and then utilize the booster pumps at the tower to maintain system pressures. This allowed for better water turnover at the tower site and alleviated conditions where operators saw lower distribution chlorine residuals. These changes have eliminated that problem and improved overall water quality.

Origin:

Consultation with current lessee.

Implementation Considerations:

The revised agreement will be implemented for invoicing for 2024 and remain in effect for the next two years. The three-year term will allow both parties to review the outcome and propose any future amendments or extensions.

Risk Analysis:

The Municipality doesn't anticipate any significant risks associated with the agreement. Both parties have a long-standing working relationship, and each party has clauses within the agreement to terminate in the event future compromise couldn't be reached.

Attachments: Existing 2022 By-law Agreement
Water Tower Agreement - Draft

Prepared by: Mark O'Leary, Manager of Environmental Services

Submitted by: Mark O'Leary, Manager of Environmental Services