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Date: September 30, 2020
To: Mayor and Council
Author: Shaun Martinho/Public Works Manager
RE: Range Light Restoration
Report No.: MS2020- 38

AIM

To provide Council with a number of options for restoration of the Kingsville Range Light.

BACKGROUND

During the September 10 2018 meeting of Council, a delegation representative from the Kingsville Historical Park Museum identified the desire of the Board of Directors to donate the Kingsville Range Light back to the Town.

Following that presentation on November 26 2018, a report was brought to Council by administration outlining the logistics and estimated costs to relocate the Kingsville Range Light from its location at Kingsville Historical Park Museum to its new waterfront location at Mettawa's Park. Subsequent to this report, the following motion was made:

631-2018

Moved by Councillor Larry Patterson

Seconded by Councillor Thomas Neufeld

That Council receive the information as presented, and to accept donation of the Kingsville Range Light by the Kingsville Historical Park Museum Board of Directors, provided that: The sum of \$33,000.00 be included into the 2019 Capital budget from expenses related to the relocation, and permanent placement of the "Kingsville Lighthouse".

This was approved as part of the 2019 Capital budget, but ultimately carried over into 2020. The Range Light was moved to its new location May 21, 2020.

DISCUSSION

In 2002, the Historical Park Museum completed a number of improvements to the Range Light including painting the exterior cladding, replacing the windows and doors, and installing pine finishing throughout the interior. However, when moving the Range Light it was discovered that the four corner posts and exterior cladding have extensive dry rot (Appendix A). Municipal Services retained Stanton Construction and Restoration to assess the structure and they recommend removing all exterior cladding; reconstructing the four corner posts; wrapping the structure in moisture barrier; and finishing the exterior with fiber cement siding. This work was scheduled for completion in the fall but due to the structural issues, in-house staff can no longer complete the work. Municipals Services is proposing the following options:

Option 1

Given the structural issues, it is recommended that certified professionals complete this work. If Council wishes to restore the Range Light immediately, it could be funded using 2019 Operating Surplus currently allocated to the Budget Stabilization Reserve. Municipals Services has already began seeking competitive quotes for this work.

Option 2

Matt Daudlin, the shop teacher from Kingsville District High School, approached the town with an opportunity to have students work on the Range Light. Matt is a carpenter with over 25 years' experience and a member of Carpenters local 494. He has partnered on other community projects and comes highly recommended by representatives from the Historical Park Museum. To ensure restoration is completed efficiently and safely Municipal Services and Development Services would work as partners on the project. This option would require the town to purchase the materials, but all labour costs would be eliminated.

Option 3

The Town could apply for funding through the Building Communities through Arts and Heritage Legacy Fund. Eligible projects include the purchase, restoration, and/or installation of objects that will transform an existing building and/or exterior space intended for community use. Recipients of the grant are eligible for up to 50 per cent of project expenses up to a maximum of \$500,000.00.

Both option 2 and 3 would necessitate delaying restoration until 2021. However, substantial savings could be realized on the project. In the interim Public Works would ensure the structure is water tight and safe throughout the winter. As a contingency should complications arise, it would be recommended to include total estimated expenses as part of the 2021 capital budget.

LINK TO STRATEGIC PLAN

Promote the betterment, self-image and attitude of the community.

FINANCIAL CONSIDERATIONS

The total cost for relocation of the Range Light was \$39,328.26. Estimated costs to restore the Range Light are as follows:

Labour -	\$ 10, 901.15
Materials-	\$ 7000.00
Engineering and structural Repairs -	\$ 5000.00
Total-	\$ 22,901.15

CONSULTATIONS

Historical Park Museum
Development Services

RECOMMENDATION

That Council consider the options as presented and provide administration with direction on restoration of the Kingsville Range Light.

If Council chooses to differ the project that the sum of \$23,000.00 be included in the 2021 Capital Budget for expenses related to restoring the structure.

Respectfully submitted,

Shaun Martinho

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Director of Municipal Services