

**VILLAGE OF FRUITVALE  
REGULAR COUNCIL MEETING AGENDA  
Zoom Video Conference  
MONDAY, AUGUST 9, 2021 4:00 PM**

Zoom Meeting <https://us02web.zoom.us/j/3353726693> Meeting ID: 335 372 6693

**A. CALL TO ORDER - 4:00 PM**

**B. LAND ACKNOWLEDGEMENT**

- a) We acknowledge and appreciate that the land on which we gather is the converging, transitional and unceded territory of the Sylix, Secwepemc, Sinixt and Ktunaxa Peoples as well as the Metis Peoples whose footsteps have also marked these lands.

**C. ADOPTION OF AGENDA**

**D. DELEGATIONS, PRESENTATIONS & RECOGNITIONS**

**E. ADOPTION OF MINUTES**

- a) August 9, 2021 Council Meeting Agenda

THAT the agenda be adopted as presented.

**F. CONSENT AGENDA**

**G. STAFF REPORTS**

**H. COUNCIL MEMBER AND COMMITTEE REPORTS**

- 1. COUNCIL MEMBER REPORTS
- 2. COMMITTEE OF THE WHOLE RECOMMENDATIONS

**I. CORRESPONDENCE REQUIRING ACTION**

**J. UNFINISHED BUSINESS**

**K. NEW BUSINESS**

- a) Middle School Development Servicing and Paving Columbia Gardens Road.

THAT Council directs staff to proceed with the moving of water and waste water lines from Columbia Gardens Road onto the Middle School

Development Project site in preparation for servicing the site and assuming the risks of over-sizing, locating and funding the mainlines

AND FURTHER

THAT Council directs staff to engage Fortis Gas in discussions regarding servicing requirements for the Middle School Development Project prior to the completion of civil engineering

**L. BYLAWS/POLICIES**

**M. OPEN DISCUSSION (10 MINUTE LIMIT)**

**N. NOTICE OF MOTION**

**O. QUESTIONS FROM THE MEDIA/PUBLIC RELATED TO AGENDA ITEMS**

**P. IN CAMERA SESSION**

- a) 90 (1) (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

**Q. ADJOURNMENT**

THAT the regular Council meeting reconvene and adjourn at xx : xx pm.



## **REPORT TO COUNCIL**

### **SUBJECT/TITLE**

Middle School Development Servicing and Paving Columbia Gardens Road.

### **RECOMMENDATION**

THAT Council directs staff to proceed with the moving of water and waste water lines from Columbia Gardens Road onto the Middle School Development Project site in preparation for servicing the site and assuming the risks of over-sizing, locating and funding the mainlines

AND FURTHER

THAT Council directs staff to engage Fortis Gas in discussions regarding servicing requirements for the Middle School Development Project prior to the completion of civil engineering.

### **ISSUE/PURPOSE**

To provide direction to staff on moving water and waste water connections off Columbia Gardens Road to service the Middle School Development prior to paving Columbia Gardens Road.

### **STRATEGIC PRIORITY**

Economic Development and Growth

- Revitalize the old Middle school land as a key factor in economic growth.

### **BACKGROUND**

Phase I of the Middle School Development includes an Affordable Housing apartment complex, child care center and a medium density residential block which is designed to include 4 duplex units. The remaining Phase II and III are planned to include another 80 to 100 residential units.

A surveyor has been contracted to prepare the subdivision survey for phase I which is scheduled to be prepared next week. A civil engineer has been selected, but not yet contracted, to prepare the site servicing plan which will include designing the size of water and waste water piping and location of the service lines. The civil engineering is expected to be completed sometime in the Fall of 2021.

Columbia Gardens Road is scheduled for paving as early as late August. The water main runs along the edge of the paved surface of Columbia Gardens Road and the waste water main runs down the center of the road. At this point it is unclear where the natural gas mainline runs or where it would enter the Middle School property. Because the water and waste water mains are deep services, excavation requires large trenches up to 12 feet wide cutting open Columbia Gardens Road. The goal for Staff is to prevent cutting open the newly paved surface of Columbia Gardens Road, in large trenches, shortly after the paving has been completed.

Civil engineering of the Middle School Development site will not be completed in time to coordinate with the paving of Columbia Gardens Road. The objective is to avoid cutting open the newly paved surface of Columbia Gardens Road soon after paving is completed. Cutting open Columbia Gardens Road soon after paving adds:

1. Extra costs to repave excavations,
2. Seams in the paved surface and potential weak spots where water can eventually seep into the road base,
3. Extra closures and inconvenience for the public of a main thoroughfare through the Village,
4. Negative public opinion of the stewardship of public entrusted funding.

### **ALTERNATIVES/OPTIONS**

1. THAT Council directs staff to proceed with the moving of water and waste water lines from Columbia Gardens Road onto the Middle School Development Project site in preparation for servicing the site and assuming the risks of over-sizing, locating and funding the mainlines

AND FURTHER

THAT Council directs staff to engage with all service providers in discussions regarding servicing requirements for the Middle School Development Project prior to the completion of civil engineering.

2. THAT Council directs staff to move forward with the paving of Columbia Gardens Road without any further consideration of the Middle School Development Project servicing requirements

AND FURTHER

THAT Council approves by resolution all increased costs and risks associated with servicing the Middle School Development Project site once civil engineering has been completed and in conjunction with the Former Middle School Development Project team timelines.

### **DISCUSSION**

Staff would recommend moving service connections to the water and waste water mainlines immediately, prior to the paving of Columbia Gardens Road. Staff would also recommend engaging with Fortis Gas immediately regarding connections to off site services. Without civil engineering completed, risk elements are introduced:

1. The coordinated and well-planned team element of the Middle School Development Project will be undermined,
2. Service line sizing for both water and waste water will be installed at a maximum capacity which may be larger than necessary and add extra costs to the project in material purchases,
3. Location of servicing mains to the Middle School Project may not be ideally located and may add extra costs to the Project if servicing off the main is run a further distance than the ideal location,
4. The Village will be incurring costs to move water and waste water lines immediately before funding from the sale of lots or Development Cost Charges are collected.

General taxation revenue will be tied up temporarily to fund the work until funding sources from the Middle School Project are realized,

5. Fortis Gas may not be willing to engage in discussions until the civil engineering work is completed,
6. All other third party services (Telus, Shaw, Fortis Electric) will not be consulted and may still require opening Columbia Gardens Road for servicing requirements to the Middle School Project. These services are shallow services and excavations would not require large trenching and are generally overhead services in the area.

Water and Waste water mains will be moved into the road dedication. The surveyor will confirm we are in the roadway early next week. Preliminary studies have indicated that to handle the waste water capacity from the full build out of the Middle School Project, the flow should run south to Laurel Avenue and across the Pipe Bridge to the Treatment Plant. Waste water will temporarily run North for phase I through to the Village Center flows and will change south to Laurel as construction of Phase II proceeds.

### **CONCLUSION**

The paving of Columbia Gardens Road is not coordinating with the continued development of the Middle School Project. Staff are making every effort to ensure the new paving of Columbia Gardens Road is not affected by development of the Middle School Project. Staff require Council's approval to incur the costs and accept the risks of moving servicing lines off Columbia Gardens Road prior to paving Columbia Gardens Road.



## Attachment 2: Former Middle School Master Plan Servicing Requirements

### Summary of Site Development Costs

**Note:** DCC for future phases were calculated at 67% of total cost in 2020 dollars. Development of cost recovery mechanisms should also account for escalation and interest related to front-ended financing costs.

Service	Description	Phase 1	Phase 2+	Total Cost
<b>Water System</b>	Construction of 200mm diameter watermain from Green Road to Columbia Gardens Road (Approx. 344m distance, \$1000/m)	\$350,000	\$234,500 (DCC)	<b>\$350,000</b>
	Watermain upsizing on Green Road to 200mm diameter pipe	\$290,000	\$194,300 (DCC)	<b>\$290,000</b>
	Emergency generators for each well	\$200,000	\$134,000 (DCC)	<b>\$200,000</b>
	Expand reservoir storage capacity to accommodate winter demands at build-out		\$654,000 (DCC)	<b>\$654,000</b>
<b>Stormwater System</b>	<u>Recommended Option:</u> Construction of 350m <sup>2</sup> rain garden on-site for storage stormwater runoff (materials and planting, 35% contingency, 15% professional fees) <i>Note: excludes cost of managing off-site flows through the site. Site assessment required to determine actual flow amounts</i>	\$12,834 (Phase-able cost)	\$25,666 (Phase-able cost)	<b>\$38,500</b>
<b>Sanitary Sewer System</b>	Construction of sanitary gravity main from Columbia Gardens Road to Green Road (Approx. 344m distance) (\$980/m)	\$112,374 (Phase-able cost)	\$224,746 (Phase-able cost)	<b>\$337,120</b>
	Construction of sanitary gravity main to the manhole on Laurel Ave (200 mm PVC pipe, manhole, road restoration) (\$980/m)	\$167,000	\$111,890 (DCC)	<b>\$167,000</b>

