



Corporate NO: R251

Report COUNCIL DATE: December 10, 2001

REGULAR COUNCIL

TO: Mayor & Council **DATE: December 3, 2001**

FROM: General Manager, Engineering **FILE: 1200-903**

SUBJECT: Local Improvement Water Extension (Agricultural Lands)40 Avenue: Nicomekl to Address 16520 - 40 Ave.

RECOMMENDATION

It is recommended that:

1. Council authorize a Local Improvement water main extension on 40 Avenue from the Nicomekl River to Address 16520 - 40 Avenue as formally petitioned, for an estimated cost of \$ 465,000 which is to be apportioned and levied on the benefiting property owners in accordance with Cost Sharing By-law No. 3250, when final costs are determined.
2. Council authorize levying of 'specified charges' over the intervening parcels of land that are already serviced with City's water main on one side but happen to front this L I P water main to be constructed under this project and may someday need a connection from it.
3. The corresponding Construction By-law be introduced for adoption by Council.

INTENT

To fulfill petitioners' request for a city water service.

DISCUSSION

Property owners in the above area (see attached sketch) have petitioned Council to extend the City water service to their area. Elevated arsenic levels have been found in their well water. The petition has been determined to be 'sufficient' in accordance with the *Local Government Act*. (A copy of the City Clerk's certificate is attached.)

Costs of the water main extension have been estimated at \$ 465,000 (see attached Engineer's Report), which is to be shared equally amongst the 33 properties with 25 of the property owners eligible under the Local Improvement scheme.

Of the 33 parcels, eight (8) intervening parcels have an existing water service on one of their other sides and have, therefore, to be excluded from the Local Improvement process. The share of these 8 parcels will be front-ended initially by the Water Utility and will be recovered from the Owner of the parcel in the form of 'specified charge' when he/she connects to the proposed water main.

To lower construction costs, the water distribution system in the agricultural areas comprises of smaller diameter mains to deliver domestic needs but not fire flows.

There are sufficient funds in the Water Capital LIP Program to cover the costs of this project.

Jorgen Johansen, P. Eng.,
General Manager, Engineering

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Attachment

- c.c. - General Manager, Finance
- City Clerk
- Local Improvement Clerk

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Schedule B



Engineer's Report

LOCAL IMPROVEMENT - WATER MAIN EXTENSION
By FORMAL PETITION

Pursuant to Section 662(1) of the Municipal Act, I wish to advise in regard to the following work resolved to be undertaken as a Local Improvement.

Location: **40 Avenue: Nicomekl to Address 16520-40 Ave.**

Total Estimated Cost	\$ 465,000	(*)	(A)
Number of Lots [25 on the LIP + 8 with existing service]	33		(B)
Cost per Lot (A/B)	\$ 14,100	(*)	(C)

Cost Distribution

Local Improvement Scheme:

25 Owner's Individual Share	\$ 14,100	(*)	(C)
based on per property charge			
Individual Owner's Share (E)	\$ 1,850		p.a.
Amortized over 15 years at 7 ³ / ₄ % p.a.	(*)		

Properties Not involved within the L I P Scheme:

8 Property Owner's Individual Share	\$ 14,100	(*)	
front-ended by the City's Water Utility and to be recovered as Specified Charge' (See over)			

Life of work 40 years

Jorgen Johansen, P. Eng.,
General Manager, Engineering

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(*) All costs are estimates only. A revised Engineer's Report with actual cost and the appropriate interest rate for

amortization will be prepared upon completion of the work.

Specified Charge = \$ 14,100 * [Including the cost of providing a service connection and incurring annual financing charge at 5%. For details, see Table 1 below.]

**to be levied on the following lands
and payable at the first use of the connection:**

	Lot Identifier	Roll No.	Civic Address
1	N676.92'1 NE SEC 26 T1 PL 7137 5AC	5264 - 00002 - 5	3926 - 156 Street
2	LT 6 DL153 PL70531 PID 002512165	5700 - 05001 - 8	3965 - 156 Street
3	LT 5 NE SC 26 T1 PLLMP42537	5264 - 04008 - 4	15820 - 40 Avenue
4	LT 1 DL 153 PL 8098	5700 - 00044 - 1	15492 - 40 Avenue
5	PCL B NW SEC 25 T1 PL 24398E (EX NW 165 X 530')	5253 - 91006 - 2	16082 - 40 Avenue
6	PCL F NW SEC 25 T1 REF 8794	5253 - 95002 - 3	16126 - 40 Avenue
7	W 5 CHNS OF 106.24AC PT NE SEC 25 T1 REF 902 (EX S33')	5254 - 97102 - 2	16420 - 40 Avenue
8	PCL B NE SEC 25 T1 REF 10737	5254 - 91002 - 1	16480 - 40 Avenue

Table 1

Payment No	Payment Year	Inflation Factor	Interest*	Specified Charge*
	2001	Nil	Nil	\$14,100.00

1	2002	1.00	Nil	\$14,100.00
2	2003	1.05	\$705.00	\$14,805.00
3	2004	1.10	\$740.25	\$15,545.25
4	2005	1.16	\$777.26	\$16,322.51
5	2006	1.22	\$816.13	\$17,138.64
6	2007	1.28	\$856.93	\$17,995.57
7	2008	1.34	\$899.78	\$18,895.35
8	2009	1.41	\$944.77	\$19,840.12
9	2010	1.48	\$992.01	\$20,832.12
10	2011	1.55	\$1,041.61	\$21,873.73

After Year 2011, specified charge will be capped @ \$21,873.73.

*** All costs are estimates only. "Actual" costs will be determined upon completion of the works.**