

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT

REPORT TO: Council
MEETING DATE: April 23, 2014
REPORT NO.: EPW.14.033
SUBJECT: Thunderhill Engineering Assessment – Endorsement to Attend Rate Payers AGM

PREPARED BY: Reg Russwurm, Director of Engineering and Public Works

A. Recommendations

THAT Council receive Report EPW.14.033 entitled Thunderhill Engineering Assessment – Endorsement to Attend Rate Payers AGM;

AND THAT Council endorse the Director of Engineering and Public Works or designate attending the Castle Glen Rate Payer’s Annual General Meeting to present preliminary finding of the Engineering Assessment and Cost Recovery Mechanisms.

B. Background

The Thunderhill Development was constructed around 1968 as part of the Castle Glen Estates Limited development. The road allowances within the development are municipally owned however the Town (previously the Township of Collingwood) has not assumed the Works as municipal infrastructure. These Works consist of an open ditch granular rural road network. A privately owned and operated sanitary system is located in the road allowance to collect sewage for delivery to a privately owned lagoon.

Attachments 1 and 2 provide a location map and outline of the road network.

Routine maintenance of the roads and ditches has been completed by the Castle Glen Development Corporation (CGDC) who is the Developer of the lands surrounding the Thunderhill Development. CGDC also is the owner/ operator of the sanitary system.

In 2011 GDCDC informed the Town that it would no longer maintain the roads. At the request of the Castle Glen Ratepayers Association (CGRA), a group of property owners within the Thunderhill Development, the Town has undertaken routine maintenance on a cost recovery basis from the Thunderhill Development lot owners.

In addition, the CGRA has asked the Town to assume the roads and the sanitary collection system. The Town’s position is that the Public Works must be improved to a state such that the Town can assume the Works as municipal infrastructure. The improvements will be cost recovered from the relevant property owners.

The Town has retained Gamsby and Mannerow Limited (G&M) to prepare an Engineering Assessment to review the existing condition of the installed infrastructure, describe various standards that the Town can consider to enable municipal assumption of the road related infrastructure and the sanitary collection system (not including the wastewater treatment

lagoon), and to recommend the preferred alternatives, and to recommend the cost recovery mechanism.

The CGRA has asked the Town to attend their Annual General Meeting (AGM) to present the preliminary findings on May 31. The Association has also committed to invite those land owners who are not members of the CGRA, and yet will be assessed costs, to attend this portion of their AGM in the spirit of openness.

It has been emphasized to the CGRA that any findings presented will be preliminary only and are all subject to Council's approval. They understand that position.

The current status of the assignment is such that a Final Draft of the Engineering Assessment has been received. This document will be reviewed by the Town with G&M early May with the goal that the report be finalised in later May. G&M has been instructed to proceed with determining the Cost Recovery Mechanisms available to the Town and yet maintain priority lien status. A draft of this work has been asked for by mid-May.

Staff will utilise the work provided by G&M to prepare a presentation for the AGM. A copy of this material will be sent to Council ahead of the AGM for their information in the event that Council is contacted post AGM.

Once the engineering assignment has progressed to the point that the findings can be presented to the public, a presentation will be made to the Committee of the Whole in advance of a Public Information Centre.

After the Public Information Centre, the Preliminary Design Report will be prepared for the Town to utilise in consideration of the next steps.

C. The Blue Mountains' Strategic Plan

These works address the Town's Strategic Plan Goal No. 2 "Addressing the Town's municipal infrastructure needs".

D. Environmental Impacts

None

E. Financial Impact

Costs associated with this project will be recovered from the appropriate property owners at a time to be determined by Council. If the work stops at the end of the engineering assignment, the costs can be recovered as a user fee, however if the work continues into final design and subsequently construction, the fees from this assignment can be recovered as part of the overall project with priority lien status.

F. In Consultation With

Rob Cummings, Director of Finance and Information Technology

G. Attached

1. Thunderhill Development – Location Map
2. Thunderhill Development – Road Network

Respectfully submitted,

Reg Russwurm

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FIGURE 1
Thunderhill Development – Location Map

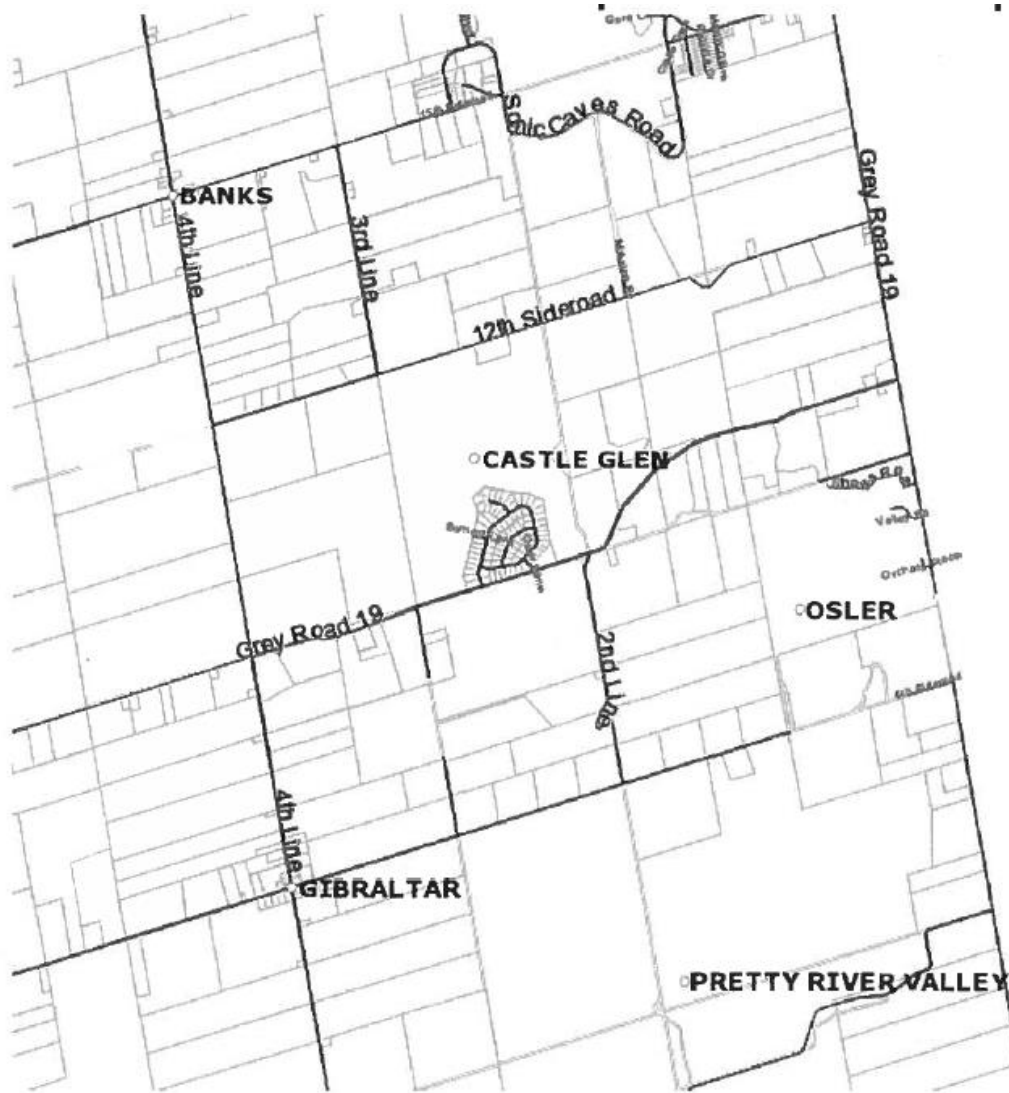


FIGURE 2
Thunderhill Development – Road Network

