



PUBLIC WORKS COMMITTEE

**Tuesday, May 15, 2012
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



**Public Agenda
Public Works Committee
Tuesday, May 15, 2012**

Approval of Public Agenda

Minutes of the meeting held on April 24, 2012

Administration Reports

PW12-8 **PW12-8** Residential Drainage Charges

Recommendation

1. That *The Sewer Services Bylaw* No. 5601 be amended to apply a consistent fixed daily charge to all residential storm drainage services equivalent to the rate applied to all properties less than 1,000 square meters.
2. That the City Solicitor be directed to prepare the necessary amendments to *The Sewer Services Bylaw* No. 5601 to:
 - remove reference to the completed phase-in throughout the Bylaw, including in subsection 16. (2) and Schedule “D”;
 - and,
 - amend subsection 16(1) to be in accordance with Recommendation 1.

PW12-9 **PW12-9** Proposed 2012 Local Improvement Program

Recommendation

That the City Solicitor be directed to prepare a bylaw based on Appendix A to authorize the 2012 Local Improvement Program for consideration by City Council.

Adjournment

May 15, 2012

To: Members,
Public Works Committee

Re: Residential Drainage Charges

RECOMMENDATION

1. That *The Sewer Services Bylaw* No. 5601 be amended to apply a consistent fixed daily charge to all residential storm drainage services equivalent to the rate applied to all properties less than 1,000 square meters.
2. That the City Solicitor be directed to prepare the necessary amendments to *The Sewer Services Bylaw* No. 5601 to:
 - remove reference to the completed phase-in throughout the Bylaw, including in subsection 16. (2) and Schedule “D”; and,
 - amend subsection 16(1) to be in accordance with Recommendation 1.

CONCLUSION

To ensure that residential drainage charges are efficiently applied, and consistent with the impact a typical residential property has on the storm drainage system, *The Sewer Service Bylaw* No. 5601 (the “Bylaw”) requires an amendment to apply the base charge to all residential properties, regardless of the size of the property.

BACKGROUND

The City of Regina implemented a drainage charge in 1992. At the time, the City had 52,500 premises classified as residential and 3,650 classified as commercial. The charge was initially implemented as a fixed bi-monthly charge, applied to all properties regardless of size, with a plan to phase in a charge differentiated based on the size of the property. The intent was to move to a charge based on the impervious area of the property, which reflected the impact of a given property on the overall drainage system.

Residential properties, regardless of their size, typically have a substantially lower proportion of impervious surface than multi-residential or commercial properties. In addition, residential properties normally do not have direct storm connections; instead, the drainage occurs across non-impervious surface (such as grass) and results in minimal impacts to the storm system. This distinction is not addressed in the current Bylaw, which applies the same rates to all classes of property.

At the time of initial implementation, all residential properties were established as “base” or minimum-sized properties, with no intent or effort made to identify residential properties that were larger than 1,000 square metres.

When services are established for billing, multi-residential and commercial properties are reviewed to ensure that the appropriate size category is applied. Residential properties are assumed to be 1,000 square metres or less.

Over the last several years, residential properties that were identified as larger than 1,000 square metres as a result of a replot or other review were placed into billing in the appropriate category as a multi-residential or commercial property of the same size. Presently, only five residential properties are being billed at a rate above base.

DISCUSSION

In February 2012, as a result of information received from Property Tax and Assessment regarding replotted properties, approximately 142 properties in Dieppe, Churchill Place and Churchill Downs were identified as larger than 1,000 square metres. The account holders for these properties were notified by letter of the annual increase to the drainage rate for their properties which was to be \$138.70.

Numerous calls were received from customers expressing concern about the change to their drainage rates, especially since there had been no change to their properties. While the new charges were correct based on the Bylaw, the Administration determined that there was a need to review the original intent of the storm drainage charge and the financial impact on the affected customers and on the City.

The Administration has reviewed the Bylaw and determined that the rate structure currently outlined in the Bylaw does not support the intent of the drainage charge in regards to residential customers. The increasing rate structure is intended to be reflective of the impact of more impervious non-residential properties as they increase in size. In contrast, residential properties place a much lower strain on the drainage system as they normally have more consistent profiles, less impervious surfaces and do not connect directly to the drainage system. While billing based on impervious surface remains a best practise for drainage services, it would not be cost effective to evaluate all residential properties with such a rate structure mechanism.

RECOMMENDATION IMPLICATIONS

Financial Implications

The annual increase in revenue from the 142 properties identified in this report would have been \$19,700, based on 2012 rates. The rate for the five residential properties, currently billed above base, would be adjusted resulting in a further \$3,000 reduction of revenue based on 2012 rates.

Environmental Implications

None with respect to this report.

Strategic Implications

None with respect to this report.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Letters have been sent to the 142 customers whose charges were changed to notify them that the changes had been placed on hold pending this report. Individual notification will be provided to any customers whose charges are affected by bylaw changes pursuant to this report.

DELEGATED AUTHORITY

As these changes require an amendment to the Bylaw, City Council approval is required.

Respectfully submitted,

Stella Madsen,
Director
Water and Sewer Services Department

Respectfully submitted,

Dorian Wandzura,
Deputy City Manager & COO
City Operations Division

PW/SM/cp/jg

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May 15, 2012

To: Members,
Public Works Committee

Re: Proposed 2012 Local Improvement Program

RECOMMENDATION

That the City Solicitor be directed to prepare a bylaw based on Appendix A to authorize the 2012 Local Improvement Program for consideration by City Council.

CONCLUSION

The proposed 2012 Local Improvements Program was advertised in accordance with *The Local Improvement Act, 1993* and there were no petitions received. This work is responsive to the needs of the community and is within the City's capabilities to carry out.

BACKGROUND

The City of Regina proposes a Local Improvements Program in conjunction with other annual street infrastructure rehabilitation programs to renew city infrastructure.

The Local Improvements Act, 1993, requires that a program, approved by City Council, be submitted to the Saskatchewan Municipal Board for approval prior to work being advertised. The proposed 2012 Local Improvements Program was prepared in compliance with *The Local Improvements Act, 1993*.

DISCUSSION

The proposed 2012 Local Improvements Program involves the replacement of walks, curbs, gutters and alley lighting new installation. Locations are selected where, in the judgement of the City Operations Division, such replacements are necessary due to the amount of deterioration, the age of existing works, or other factors. Benefiting property owners may also submit a request to have the work undertaken.

A report dealing with the Annual Uniform Rates proposed for 2012 was approved by City Council on January 23, 2012 (Bylaw 2012-7). The proposed 2012 Local Improvements Program has been prepared using the approved 2012 Uniform Rates and a repayment term which is set at ten years.

The 2012 program was approved by City Council at the February 21, 2012 meeting (CR12-23). The Saskatchewan Municipal Board approved the program on March 15, 2012.

The Notice of Intention for locations under the 2012 Local Improvements Program was advertised March 24 and 31, 2012. The petition submission deadline was April 23, 2012.

The proposed 2012 Local Improvements Program is attached as Appendix A.

There were no petitions received against any of the proposed works for the 2012 Local Improvements Program.

RECOMMENDATION IMPLICATIONS

Financial Implications

Funding is available in the 2012 Capital Budget or the 2012 Local Improvement Program.

Environmental Implications

There is a positive environmental impact caused by the replacement of deteriorated infrastructure. The condition of the infrastructure and the overall appearance of the streets are generally returned to “like new” condition. It has been observed in previous years that these improvements encourage many residents to improve their own properties.

Strategic Implications

The Local Improvement Program supports the City’s strategic focus of closing the gap between customer expectations and level of service for the Street Infrastructure assets.

Other Implications

None with respect to this report.

Accessibility Implications

On all locations where the sidewalk, curb and gutter are being replaced, pedestrian ramps will be installed at all corners.

COMMUNICATIONS

Property owners will receive ongoing written communication to keep them updated on the planned construction activities at all local improvement locations. The Communications Branch reviews the informational packages sent to property owners.

DELEGATED AUTHORITY

The Committee's decision on this matter requires City Council's approval.

Respectfully submitted,

Respectfully submitted,

Nigora Yulyakshieva,
Manager
Roadway Preservation

Dorian Wandzura,
Deputy City Manager & COO
City Operations

TD/sg/jg

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APPENDIX A

Proposed 2012 Local Improvements Program

Insert the “Appendix A – Proposed 2012 Local Improvement Program” spreadsheet.

2012 - WALK, CURB AND GUTTER REPLACEMENT - FULL ASSESSEMENT

BYLAW #	STREET	SIDE	FROM	TO	LAST YEAR CONST.	WALK LENGTH (m)	CONST. (m)	YEAR	TOTAL PROJECT COST	CONCRETE COST	ASPHALT COST	ACTUAL ASSESSMENT LENGTH (m)	RATE (\$/m)	OWNER'S SHARE	CITY SHARE			
13	Broad Street	West	100m South of 14th Avenue	14th Avenue	1967	1.8	110	1967	\$80,500.00	\$49,500.00	\$31,000.00	96.0	\$351.38	\$33,732.48	\$46,767.52			
14	Broad Street	West	13th Avenue	Victoria Avenue	1967	1.8	170	1967	\$131,500.00	\$76,500.00	\$55,000.00	125.6	\$351.38	\$44,129.81	\$87,370.19			
Total													\$212,000.00	\$126,000.00	\$86,000.00	221.6	\$77,862.29	\$134,137.71

2012 - ALLEY LIGHTING NEW INSTALLATION

BYLAW #	STREET	SIDE	FROM	TO	TOTAL PROJECT COST	ACTUAL ASSESSMENT LENGTH (m)	RATE (\$/m)	OWNER'S SHARE	CITY SHARE
15	Alley North of Angus Crescent	Both	Retallack Street	75m east of Retallack Street	\$10,468.66	75	\$74.51	\$10,468.66	\$0.00
Total					\$10,468.66	140.5	\$74.51	\$10,468.66	\$0.00

Certified Lifetime of Concrete Walk, Curb and Gutter and Alley Lighting is 20 Years

Deputy City Manager City Operations Divisions W. Dorian Wandzura

SUMMARY

WALK, CURB AND GUTTER REPLACEMENT - FULL ASSESSMENT
 ALLEY LIGHTING - NEW INSTALLATION - FULL ASSESSMENT

TOTAL

TOTAL COST	\$212,000.00	\$77,862.29	\$134,137.71
OWNER'S SHARE	\$10,468.66	\$10,468.66	\$0.00
TOTAL	\$222,468.66	\$88,330.95	\$134,137.71

2012 UNIFORM ASSESSMENT RATES FOR THIS PROGRAM ARE:

WORK TYPE

MONOLITHIC WALK, CURB AND GUTTER
 ALLEY LIGHTING - NEW INSTALLATION

NOTES:

THE INTEREST RATE FOR 2012 IS 6.74% AND THE REPAYMENT TERM IS (10) YEARS.
 Uniform assessment rates passed by City Council January 23, 2012, CR12-15, Bylaw # 2012-7

LUMP SUM RATE PER LIN. METRE

\$351.38
 \$74.51

ANNUAL RATE PER LIN. METRE

\$49.43
 \$10.48

APPENDIX A PROPOSED 2011 LOCAL IMPROVEMENT PROGRAM

2011 - CURB AND GUTTER REPLACEMENT - FULL ASSESSEMENT

BYLAW WORK #	STREET	SIDE	FROM	TO	LAST WALK YEAR CONST	WALK WIDTH (m)	CONST (m)	TOTAL PROJECT COST	CONCRETE COST	ASPHALT COST	ACTUAL ASSESSMENT LENGTH (m)	RATE (\$/m)	OWNER'S SHARE	CITY SHARE
10	Brianwood Place	Both	Shannon Road	Shannon Road	1963	0.5	190	\$171,000.00	\$66,000.00	\$105,000.00	199.29	\$132.35	\$26,376.03	\$144,623.97
Total											\$26,376.03	\$144,623.97		

2011 - WALK, CURB AND GUTTER REPLACEMENT - FULL ASSESSEMENT

BYLAW WORK #	STREET	SIDE	FROM	TO	LAST WALK YEAR CONST	WALK WIDTH (m)	CONST (m)	TOTAL PROJECT COST	CONCRETE COST	ASPHALT COST	ACTUAL ASSESSMENT LENGTH (m)	RATE (\$/m)	OWNER'S SHARE	CITY SHARE
11	Daniels Crescent	Both	Walden Crescent	Cambridge Avenue	1965	1.2	670	\$474,000.00	\$204,000.00	\$270,000.00	660.31	\$260.28	\$171,865.49	\$302,134.51
Total											\$171,865.49	\$302,134.51		

Certified Lifetime of Concrete Walk, Curb and Gutter is 20 Years

General Manager of Public Works Dorian Wandzura

SUMMARY

	TOTAL COST	OWNER'S SHARE	CITY SHARE
WALK, CURB AND GUTTER REPLACEMENT - FULL ASSESSMENT	\$171,000.00	\$26,376.03	\$144,623.97
CURB AND GUTTER REPLACEMENT - FULL ASSESSMENT	\$474,000.00	\$171,865.49	\$302,134.51
TOTAL	\$645,000.00	\$198,241.52	\$446,758.48

2011 UNIFORM ASSESSMENT RATES FOR THIS PROGRAM ARE:

WORK TYPE	LUMP SUM RATE PER LIN. METRE	ANNUAL RATE PER LIN. METRE
MONOLITHIC WALK, CURB AND GUTTER	\$260.28	\$36.14
CURB AND GUTTER	\$132.35	\$18.38

NOTES:
 THE INTEREST RATE FOR 2011 IS 6.46% AND THE REPAYMENT TERM IS (10) YEARS.
 Uniform assessment rates passed by City Council November 22, 2010, CR10-135, Bylaw # 2010-50