

# REGULAR MEETING OF COUNCIL ADDENDUM

Monday, June 14, 2021, 6:00 PM

**Council Chambers** 

2021 Division Road N

Kingsville, Ontario N9Y 2Y9

**Pages** 

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#### I. STAFF REPORTS

### \*7. Graham Sideroad – Road Repair

T. Del Greco, Manager of Engineering

#### **Recommended Action**

That Council waive the requirements of the Kingsville Procurement Policy and award repairs of Graham Sideroad (between Road 2 East and Road 3 East) to Coco Paving Incorporated.

## \*8. West Side Collector Road – Partial Land Acquisition

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R. McLeod, Director of Financial and IT Services

#### **Recommended Action**

That Council authorize the Mayor and Clerk to enter an agreement with Amico Properties Inc. to accept the assignment of a purchase agreement, and then to authorize Administration to immediately complete and close on the purchase, for 3.181 acres of a portion of land situated on Fox Lane in the Town of Kingsville and legally described as Pt Lt 4 Con 1 Western Division Gosfield as in R1069204 Kingsville, being a portion of PIN 75173-0125 (LT), subject to satisfactory terms and conditions agreed upon by the Chief Administrative Officer.



2021 Division Road North Kingsville, Ontario N9Y 2Y9 (519) 733-2305 www.kingsville.ca kingsvilleworks@kingsville.ca

Date: June 12, 2021

To: Mayor and Council

Author: Tim Del Greco, Manager of Engineering

RE: Graham Sideroad – Road Repair

Report No.: IED 2021 – 29

#### RECOMMENDED ACTION

That Council waive the requirements of the Kingsville Procurement Policy and award repairs of Graham Sideroad (between Road 2 East and Road 3 East) to Coco Paving Incorporated.

#### **BACKGROUND**

Graham Sideroad between Road 2 East and Road 3 East is in poor condition. Completing minor spot repairs using internal labour is no longer practical.

When Road 2 East is closed for reconstruction in the near future, many drivers will use this section of Graham Sideroad as a detour (although it is not part of the formal detour route). Increased traffic will accelerate deterioration of the road.

Graham Sideroad is currently scheduled for reconstruction in 2023.

#### DISCUSSION

An asphalt overlay can be installed in order to restore the road to an acceptable condition and within compliance of minimum maintenance standards. This type of repair would be considered temporary and intended to extend the life of the current road until future full depth reconstruction can occur.

Appendix A includes a photo of the current road condition and Appendix B includes a map of the proposed repair area.

This work is best completed prior to the reconstruction and closure of Road 2 East in order to minimize traffic disruption.

#### LINK TO STRATEGIC PLAN

To promote a safe community.

#### **Link to Council 2021-2022 Priorities**

□ COVID-19 and the health and safety of the community
<ul> <li>Customer Service: Training, Technology, Staff, Review Standards/Level of service</li> </ul>
☐ Housing: Affordability (lot sizes, developer incentives, second dwellings, density,
etc.)
☐ Greenhouse: lights & dark sky, odours (site plan compliance, bylaws, other tools)
□ Programming Increase: Youth and Seniors
□ A development plan for Downtown Kingsville / Main Street
☐ Financial savings: Schools closings, Migration Hall
☐ Economic Development: strengthen tourism/hospitality
☐ COVID - economic recovery
☐ Communications: Strategy – Policy (social media), Website refresh and other
tools, Public engagement
☐ Housing: Migrant Worker Housing – Inspections (Building/Fire), regulate, reduce,
or increase
□ Committees / Boards: Review and Report
□ Policy Update: Procedural Bylaw
☐ Economic Development: diversify the economy, create local jobs, industrial,
Cottam
☐ Infrastructure (non-Municipal): Union Water expansion & governance
☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure
funding deficit
No direct link to Council priorities

#### FINANCIAL CONSIDERATIONS

Kingsville Procurement Policy states that goods and services in excess of \$50,000 are to be solicited via the tendering or "Request for Proposal" process. The time frame for completing this process and the subsequent road repair prior to Road 2 East reconstruction is insufficient. Administration considered approving this repair under the "Emergency Exception" clause within the Procurement Policy, however ultimately believed it did not qualify as an emergency. That said, the road condition is considered urgent and may quickly worsen in the absence of repair.

Quotes were requested on a "per tonne of asphalt supplied and installed" basis. Three quotes were received with Coco Paving being the low bidder at \$118 per tonne.

Final payment will be based on the actual tonnage installed, however it is estimated the work will cost approximately \$80,000. Surplus funding from the 2021 Rural Roads Program can be utilized to cover this expense.

# **CONSULTATIONS**

Infrastructure and Engineering Services Department

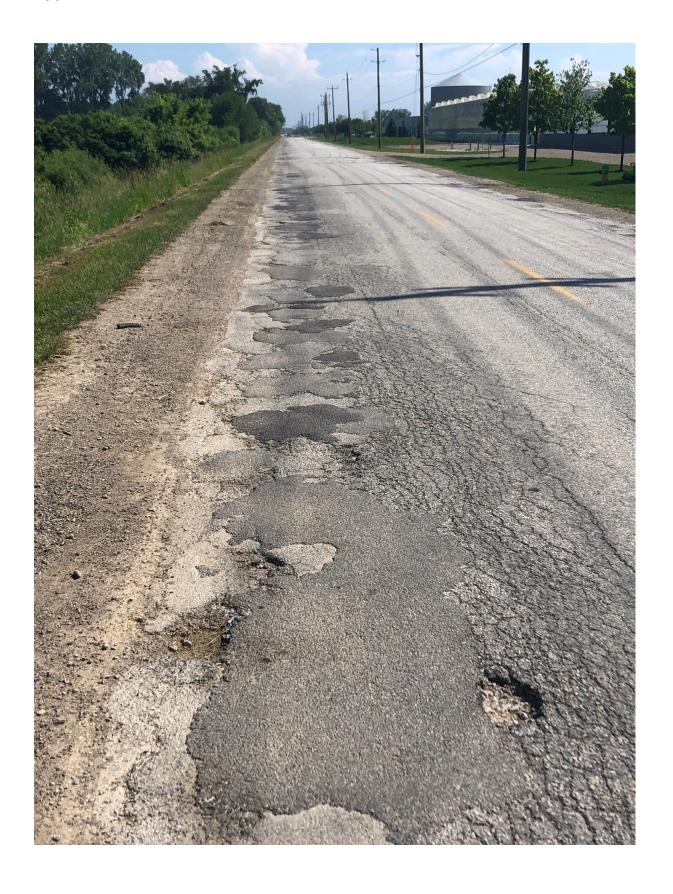
<u>Tím Del Greco</u>

Tim Del Greco, P.Eng Manager of Engineering

G. A. Plancke

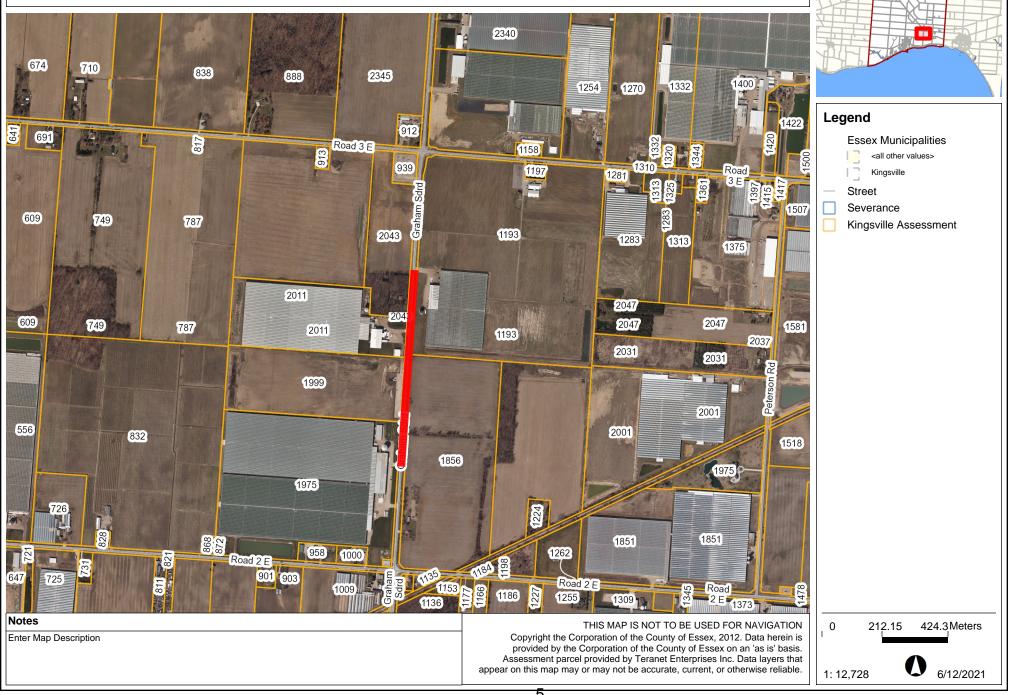
G.A. Plancke, Civil Eng. Tech (Env.)
Director of Infrastructure Services

# Appendix A





# **Kingsville Mapping**





2021 Division Road North Kingsville, Ontario N9Y 2Y9 (519) 733-2305 www.kingsville.ca kingsvilleworks@kingsville.ca

Date: June 9, 2021

To: Mayor and Council

Author: Ryan McLeod, Director of Financial and IT Services

RE: West Side Collector Road – Partial Land Acquisition

**Report No.:** FS-2021-13

#### RECOMMENDED ACTION

That Council authorize the Mayor and Clerk to enter an agreement with Amico Properties Inc. to accept the assignment of a purchase agreement, and then to authorize Administration to immediately complete and close on the purchase, for 3.181 acres of a portion of land situated on Fox Lane in the Town of Kingsville and legally described as Pt Lt 4 Con 1 Western Division Gosfield as in R1069204 Kingsville, being a portion of PIN 75173-0125 (LT), subject to satisfactory terms and conditions agreed upon by the Chief Administrative Officer.

#### **BACKGROUND**

On March 22, 2021, Council endorsed the concept of a West Side Collector Road in principle and identified a preferred road alignment subject to the Town's ability to acquire the necessary lands.

As outlined in the report presented at the March 22nd council meeting, this Collector Road is expected to help facilitate additional traffic flow resulting from future residential development west of Division Road, and to alleviate traffic congestion along the Main St corridor by providing an alternate route for those wishing to bypass the downtown core.

#### DISCUSSION

Amico Properties Inc. ("Amico") has entered a purchase agreement with John Harris and Debbie Lynne White, for the acquisition of a 3.181 acre strip land, which is identified as the "subject land" in appendix A.

Amico has expressed an interest in assigning this purchase agreement to the Town, subject to certain terms and conditions. By assigning the vacant property directly to the Town, Amico will avoid certain costs associated with acquiring this land which will eventually transfer to the Town once the road is constructed. The Town benefits from

assuming ownership of this vacant land immediately and will be able to exercise greater control over the construction of the eventual roadway.

An assignment agreement between the Town and Amico has been drafted and is currently under review. To enter this agreement and complete the acquisition, Administration requires approval from Council.

This matter is now urgent because Amico which has an Agreement of Purchase and Sale with the vendor and needs to complete the transaction.

#### LINK TO STRATEGIC PLAN

Manage growth through sustainable planning.

Link to Council 2021-2022 Priorities
□ COVID-19 and the health and safety of the community
$\square$ Customer Service: Training, Technology, Staff, Review Standards/Level of service
☐ Housing: Affordability (lot sizes, developer incentives, second dwellings, density,
etc.)
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□ Programming Increase: Youth and Seniors
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or increase
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☐ Infrastructure (Municipal): Asset Management Plan update, the infrastructure
funding deficit
□ No direct link to Council priorities

#### FINANCIAL CONSIDERATIONS

The accepted purchase price for this land is \$32,000 per acre, which is considerable reasonable based on recent appraisals of similar farmland with speculative development potential.

# **CONSULTATIONS**

Director of Infrastructure & Engineering Director of Legislative Services, Town Solicitor, Clerk Chief Administrative Officer

Ryan McLeod

Ryan McLeod, CPA, CA
Director of Financial & IT Services

