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Date: June 30, 2021

To: Mayor and Council

Author: G.A. Plancke / Director of Infrastructure & Engineering

RE: Woodridge Estates Storm Water Pump Station
Cottam Solar Limited - Undertaking

Report No.: IED-2021-35

RECOMMENDED ACTION

That Council authorize the future expenditure of \$89,380.05 plus HST burden consistent with the declaration of Final Acceptance and assumption of the Woodridge Estates Phase 1 Development related to upsizing costs of the Woodridge Estates storm water pump station / amalgamation of the Wilos storm water pump station and to;

Authorize the Director of Infrastructure & Engineering to execute an undertaking regarding this future expenditure with the Developer: Cottam Solar Limited.

BACKGROUND

Woodridge Estates Subdivision (Woodridge) developed by Cottam Solar Inc. required the installation of a Storm Water Management (SWM) pump station to facilitate sufficient outlet of storm water into the Smith Newman Drain.

The pump station was originally designed to accommodate all of Woodridge Estates Phase 1 & 2. Subsequent to Town final approval for Woodridge, the adjacent lands south of Woodridge were being considered for Development – Armstrong Cottam Development (Armstrong). Armstrong also required SWM, and such a collaboration between the developments was required, and occurred wherein Armstrong would compensate Woodridge for oversizing costs related to the Woodridge SWM pond and storm water pump station. Rather than requiring two SWM systems there would be one “Regional” SWM.

During this revised review, Infrastructure & Engineering Services (IES) considered the possibility of combining the new Woodridge storm water pump station with the existing Wilos storm water drainage area and pump station. Upon further review, it was the direction of IES to require Cottam Solar Limited to oversize the Woodridge pump station to accommodate the eventual de-commissioning of the Wilos storm water pump station.

DISCUSSION

The Wilos storm water pump station was constructed and commissioned in 1979, and has been in continuous service for the last 42 years. The Wilos drainage area is comprised of Whitewood, Redwood and Greenwood Avenues in Cottam. The likelihood of considerable upgrades to the Wilos pump station in the immediate and near future is a very strong possibility.

The opportunity to oversize the new Woodridge storm water pump station to accommodate the Wilos drainage area seemed to be a reasonable and practical solution to the long-term asset management strategy for this specific infrastructure. Generally these type of upgrades, oversizing, and or improvements are considered, and requested through the preliminary subdivision servicing review process for the development.

In this particular case oversizing of the Woodridge pump station was not considered until such time as the Armstrong development collaboration with Cottam Solar Limited was initiated.

When a Developer is requested by the municipality to oversize, or modify an asset beyond that required by the Development, it is common practice to define how and when the Developer will be compensated for the additional expense to oversize or modify. This is usually included in the subdivision agreement with the municipality and fully vetted through Council as part of the subdivision approval process.

Due to circumstance, and timing surrounding the request to oversize the pump station, no clear defined parameters were created to identify how and when Cottam Solar Limited would be compensated. It was informally understood that the Town would remit payment for the oversizing when the pump station was assumed by the municipality as part of the Final Acceptance process. This would be when the asset became the sole responsibility/ownership of the Town.

It is important to note that the Town was not provided a quote for the work performed prior to the oversizing work being completed. The final invoice provided by the Developer from the Contractor was received in June of 2021. It has been properly vetted, and in principle all expenses related to the oversizing is supported.

Woodridge Estates Phase 1 will not be in a position for Final Acceptance in 2021 and not likely until mid to late 2022 at the earliest. The invoiced expense would be included in the 2022 Budget submission, which would provide Council with further opportunity to deliberate on the expense.

The undertaking acknowledgment provided by the Developers lawyer is consistent with the repayment value and terms discussed and supported by IES.

LINK TO STRATEGIC PLAN

Effectively manage corporate resources and maximize performance in day-to-day operations.

To become a leader in sustainable infrastructure renewal and development.

Link to Council 2021-2022 Priorities

- ☐ COVID-19 and the health and safety of the community
- ☐ Customer Service: Training, Technology, Staff, Review Standards/Level of service
- ☐ 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

The invoiced expense of \$89,380.05 plus HST burden would be included as a 2022 capital budget line item.

CONSULTATIONS

Dillon Consulting Inc.
Cottam Solar Limited
Sherway Contracting (Windsor) Limited
Senior Management Team.

G.A. Plancke

G.A. Plancke Civil Eng.Tech. (Env)
Director of Infrastructure & Engineering