



# FORMAL REPORT

<b>To:</b>	Mayor Strathdee and Members of Council
<b>Prepared by:</b>	Dave Blake, Environmental Services Supervisor
<b>Date of Meeting:</b>	27 June 2017
<b>Subject:</b>	<b>PW 35-2017 Carling Street Water Configuration</b>

## PURPOSE

This report presents information to Council regarding the current status of the water system for the Samuel Street and Carling Street area and the need for the Town to ensure suitable access so that system operations, maintenance and repairs can be effectively carried out now and into the future.

## RECOMMENDATION

THAT Report PW 35-2017 Carling Street Water Configuration be received for information; and,

THAT Council direct staff to pursue the necessary easement agreements to ensure access is maintained for operational and maintenance purposes; and,

THAT Council approve a budget variance estimated to be in the amount of \$ 7,500.00 for legal fees and survey work required to define and finalize the necessary easement agreement(s).

## BACKGROUND

In the early 1900's, the Town's municipal water system was extended from Widder Street East north along the railway corridor to service operations at the former rail yard (Junction Station). The Town, having lease agreements in place for the pipe's location with the railway company, operated and maintained the pipe.

Over the years, the railway companies have sold various parcels of land to different parties including the Town and private land owners. With the historical sale of these lands, the parcels which contained the active watermain east of Samuel Street were sold to private land owners and the water system has continued to be maintained by the Town.

Currently, the pipe and subsequent maintenance and control features are in need of repair however, the Town has confirmed the pipe is no longer located on railway lands, but instead is located on lands that are privately owned.

In recent years (2011 and 2015) the Town has decommissioned all remaining original watermain which was once on railway property from Widder Street East to Samuel Street. Two (2) properties on Carling Street remain serviced by the original watermain.

## REPORT

The Town has identified that the existing watermain for Carling Street, which is not located on municipally owned property, requires some maintenance and repairs in order for staff to continue to effectively maintain the system in this area.

Staff is recommending the Town pursue easement Agreements with the land owners in order to ensure the Town has suitable access not only for the repairs, but for continued maintenance and operation of the water system as well.

Currently the water system consists of an existing 200mm watermain which crosses the railway on Samuel Street and terminates at a fire hydrant on the west side of Samuel Street. A 50mm waterline comes off the 200mm watermain, goes north and connects into the original 100mm cast iron watermain heading east. The 100mm watermain is reduced to a 50mm watermain and conveyed around the north side of the existing site building for 206 Carling Street before connecting back into the original 100mm watermain and terminates. Two (2) properties, 95 and 206 Carling are serviced from this section of the system. The original cast iron pipe was installed circa 1904 with sections of plastic piping being installed in 1997 and 2011.

Attachment No. 1 shows the current ownership boundaries as well as the assumed location of the existing water system and the desired easement boundaries.

## **SUMMARY**

Based on the information detailed herein, Staff recommend that the necessary easement Agreements be investigated in order to secure proper site access to the section of water system serving the Carling Street area for continued operation, maintenance and repair activities.

## **FINANCIAL IMPLICATIONS**

In order to facilitate the proposed easement Agreements, costs would be incurred. Some of the costs would be able to be accommodated within existing approved budgets, however the overall completion would result in a budget variance. The following details project financial implications in order to facilitate this work:

- |  |                       |
|--|-----------------------|
| • Legal Survey to facilitate easement boundaries | \$2,500.00 (Variance) |
| • Easement Agreement No. 1                       | \$2,500.00 (Variance) |
| • Easement Agreement No. 2                       | \$2,500.00 (Variance) |
| • Repair and Maintenance to existing system      | \$3,500.00 (Budgeted) |

Based on the above, Staff estimates the work could be completed for approximately \$11,000.00, of which \$3,500.00 can be covered with the 2017 operations and maintenance budget. A variance, projected to be \$7,500.00 would be incurred. The funding for the variance would be funded through existing water reserves.

Should the Town not be able to facilitate both necessary easement Agreements to provide suitable access, negotiations prove un-successful or demands unrealistic, the Town would need to decommission the section of water system in question and relocate the pipe to the Carling Street Right Of Way. A pipe relocation is estimated to cost approximately \$35,000.00

## **OTHERS CONSULTED**

Jed Kelly, Director of Public Works – Town of St. Marys

Jeff Wolfe, Asset Management and Engineering Specialist – Town of St. Marys

## **ATTACHMENTS**

Attachment No. 1 – Schematic of existing lot fabric and assumed location of watermain

## REVIEWED BY

### Recommended by the Department

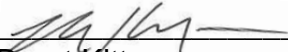


Dave Blake, C.E.T.  
Environmental Services Supervisor



Jed Kelly  
Director of Public Works

### Recommended by the CAO



Brent Kittmer  
CAO / Clerk