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CITY OF MERRITT

AGENDA FOR THE SPECIAL COUNCIL MEETING OF THE CITY OF MERRITT COUNCIL, TUESDAY, JANUARY 30, 1996 AT 5:00 P.M., CIVIC CENTRE FOYER, 2185 VOGHT STREET, MERRITT, B.C.

1. NEW BUSINESS:

a) Arena Retrofit

1. Stanley Associates, Jan.24/96
2. Fundraising and User Advisory Committee, Jan.24/96



January 24, 1996
Our File No.: 90-740-01

Agenda

City of Merritt
Box 189
MERRITT, B.C.
VOK 2B0

ATTENTION: Dalyce Mackey

Dear Dalyce:

REFERENCE: Possible Items to Defer in Arena

Earlier today you requested a list of items presently included in the arena budget which could possibly be deferred in order to allow the reconstruction of the arena ice slab in 1996. The following are a number of suggestions:

1. Upgrade Exterior Cladding and Insulation (\$150,000)

This item provides for the installation of vapour barrier, insulation and new exterior finish on the existing exterior walls of the arena. This work should be designed at this time in order to maintain a consistent finish for the arena. The construction work could be deferred without incurring any significant premium in the future.

If deferred, the walls of the arena would remain uninsulated and the exterior wall finish will not match the new roof and front end.

2. Upgrade Existing Referees Room (\$8,000)

The referees room is presently very unappealing. However, upgrading of this area could be deferred without incurring any premium in the future.

3. Landscaping for Town Square Appearance (\$21,000)

This item provides for the completion of the Town Square concept and will visually link the curling rink/arena with the pool and future library.

In order to give the finished appearance to the facility this is an important item. However, once the design is complete, this is an item that could be deferred. The City could then work at it piece by piece as funds are available without incurring any significant premium.

4. Exterior Walls (up to \$20,000)

If we are able to substitute wood stud walls with plywood sheathing for the proposed block walls on the exterior of the building, the City or fund raising committee may be able to convince the local mills to donate the material (a suggestion may be to get the crews to all agree to work say 2 extra hours in order to produce the studs or plywood) or supply it at a reduced cost. This has the potential of reducing the building costs by UP TO \$20,000.

5. Seating

In order to maximize your fund raising efforts, we suggest that you delay the fund raising for and installation of the seats for one year. If the seats are sold at this time, people/businesses will consider the purchase of a seat their donation to the arena and will then not support other items.

Once the arena upgrade is complete, people will sit in the new arena and say "wow! what a nice facility. All we need now to complete it are seats". At that point they will probably be prepared to contribute to the installation of seats as they will realize a direct benefit to themselves.

I trust this is the information you require at this time. If we think of any additional ideas I will get in contact with you.

Yours very truly,

STANLEY ASSOCIATES ENGINEERING LTD.



Eric Wiens, P.Eng.,
Kamloops Branch Manager

EW:sc

January 24, 1996

Agenda

Mayor and Council
City of Merritt
Merritt, B.C.
VOK 2B0

CITY OF MERRITT

JAN 25 1996

RECEIVED

Dear Mayor and Council

The Fund Raising and User Advisory Committee met on January 23, 1996 to review the arena project. This Committee has met regularly since last fall to provide input on the project. The Committee feels strongly that replacing the cement slab should be a priority and should be included in the base project. The Committee believes that the highest priority should be the purpose for which the arena was built, that is the ice surface. Critical to this is the need to replace the cement slab. The slabs impacts the ice surface, the replacement of the boards and glass and other areas of the project. We recognize funding constraints and have reviewed the proposed budget to recommend adjustments to the priority list. The cement slab directly impacts the operation of the arena while there are several cosmetic repairs that do not affect the operation. These include some painting as well as the roof line/facade. These could be moved to the optional list and carried out as part of a future project, grant or maintenance.

The Committee would also like to discuss with you the status of the budget for the project.

On behalf of the Committee, I would request that we be given the opportunity to meet with you next Tuesday to discuss our recommendation.

Thank you for your consideration of this request and for the input
you have allowed us to date.

Yours truly

A handwritten signature in cursive script, appearing to read "Bruce Tisdale".

Bruce Tisdale
on behalf of the Fundraising and User Advisory Committee

CITY OF MERRITT
STATUS REPORT ON USL PROJECTS
January 30, 1996

Collettsville Water and Sewer

- ◆ Prepared base plans showing topography, planimetrics with existing gaslines and watermains.
- ◆ Prepare preliminary watermain and sewermain alignments.
- ◆ Engage AGRA Earth & Environmental to undertake a geotechnical investigation, scheduled for next week.
- ◆ Submission of a draft road rehabilitation estimate to MOTR for review - verbal comment from Brent McDonald - costs appear reasonable.
- ◆ Anticipate preparation of preliminary drawings by February 13, 1996 for review with the City.
- ◆ The proposed project schedule is as follows:

Tendering	March 20, 1996 to April 10, 1996
Award	April 19, 1996
Construction	May 1 to September 30, 1996

North Bench Water & Sewer

- ◆ Construction virtually complete.
- ◆ Deficiencies will be rectified in the spring.
- ◆ Letter of credit to cover the cost of rectifying deficiencies has been posted with the City.
- ◆ Asbuilts are virtually complete.

North Bench Groundwater/Slippage

- ◆ Met with Ministry of Mines and inspected one adit.
- ◆ Liaised with the City regarding a program to determine the source of ground slippages.
- ◆ Liaison with M. Milligan & Associates concerning a geotechnical program to determine ground conditions and the source of groundwater.
- ◆ Presently investigating drilling two or three bore holes/observation wells along and above Parker Drive by the same drilling contractor engaged by AGRA to undertake the Collettsville water and sewer project geotechnical investigation.

Asbuilt Update

- ◆ Received information from City public works.
- ◆ Propose to complete updating and reissuance of drawings by February 29, 1996.
- ◆ Further discussion required regarding new subdivisions.

Zoning Bylaw Map Amendments

- ◆ Zoning map now in electronic format (AutoCAD).
- ◆ The map is presently being refined.

Subdivision and Development Servicing Bylaw

- ◆ Standard drawings were updated and converted to electronic format (AutoCAD).
- ◆ Anticipate updating and refinement of the bylaw text in the next few months when authorized by the City.

Legal Composite Map

- ◆ Anomalies have become evident in the City's legal composite when compared to the tax role, title searches, etc. Time expenditure is required by City staff to determine correct legal plan numbers and lot status so that the legal composite can be corrected.

Truck Route Extension

- ◆ Conceptual drawings have been prepared showing the proposed road alignment and bridge alignment crossing the Coldwater River. The proposed concept features two lane bridges across the Coldwater River and a two lane paved road between the Douglas Street/Pooley Road intersection, and the Lindley Creek Road/Midday Valley Road intersection.
- ◆ Reports have been received from the following specialist consultants:
 - ◇ Northwest Hydraulics
 - ⇒ this report deals with the capacity of the Coldwater River, and the bridge and culvert works required to accommodate river flows under flood conditions. This report also deals with erosion protection/abatement requirements.
 - ◇ Triton Environmental Consultants
 - ⇒ this report deals with the investigation of concerns raised by Fisheries; the cost of environmental mitigation is estimated by Triton to be about \$67,000;
 - ⇒ Fisheries still favors going straight across the river.

- ◊ ARCUS Consulting Archaeologists
 - ⇒ this report deals with an archaeological overview of the proposed truck route corridor to determine the probability of encountering archaeological relics during road construction. ARCUS has indicated that the probability of encountering archaeological relics in the lower area is relatively low, but increases from medium to high further up the hillside;
 - ⇒ further study is required by ARCUS to more definitively determine the location of any archaeological remains, however, this work will be included in the scope of work to be undertaken by the contractor awarded the truck route design/build contract.
- ◆ Information has been received from, or is awaited from the following Government Agencies:
 - ◊ Energy Mines and Petroleum Resources (EMP)
 - ⇒ EMP have furnished sketches showing several old mine adits in the area. Larger scale maps have been ordered that will, hopefully, more explicitly show the location of old mines;
 - ◊ Department of Fisheries
 - ⇒ Fisheries have indicated verbally that although they prefer a bridge alignment that perpendicularly crosses the river and the road installed on the hillside, they are prepared to approve the proposed alignment subject to implementation of environmental mitigation measures proposed by Triton Environmental Consultants. A written report is expected from them within the next few weeks.
 - ◊ Provincial Water Rights
 - ⇒ Northwest Hydraulics report has been submitted to Water Rights, and we are awaiting formal comments from this Ministry.
- ◆ The project is coming together rather quickly now and the following schedule is proposed:

* Finalize invitation to contractors to submit Expressions of Interest in design/build basis	Jan. 29, 1996 to Feb. 9, 1996
* Advertise invitation in Journal of Commerce	February 7 and February 12, 1996
* Receive Expressions of Interest	March 19, 1996
* Review Expressions of Interest and select three contractors to tender project	March 1 to March 15, 1996
* Tender period	March 15 to April 15, 1996
* Contract award	May 1, 1996
* Construction period	May 1 to November 30, 1996

need to identify as source - design phase needs impact assessment

Collettsville, North Bench, Coldwater Interchange OCP & Zoning

- ◆ Completed base mapping amendments.
- ◆ Gathering information from various governmental agencies.
- ◆ Draft OCP and Zoning Bylaw by early July.

DCC Bylaw Update

- ◆ Received proposed capital projects information from the City.
- ◆ Determined approach to calculating DCC rates.

CITY OF MERRITT
LONG TERM PLANNING FOR
WASTEWATER TREATMENT AND DISPOSAL

BACKGROUND

1. Why do it?
 - high operation and maintenance costs with existing plant
 - finite capacity of existing plant
 - implementation takes a long time

2. Review of all relevant reports

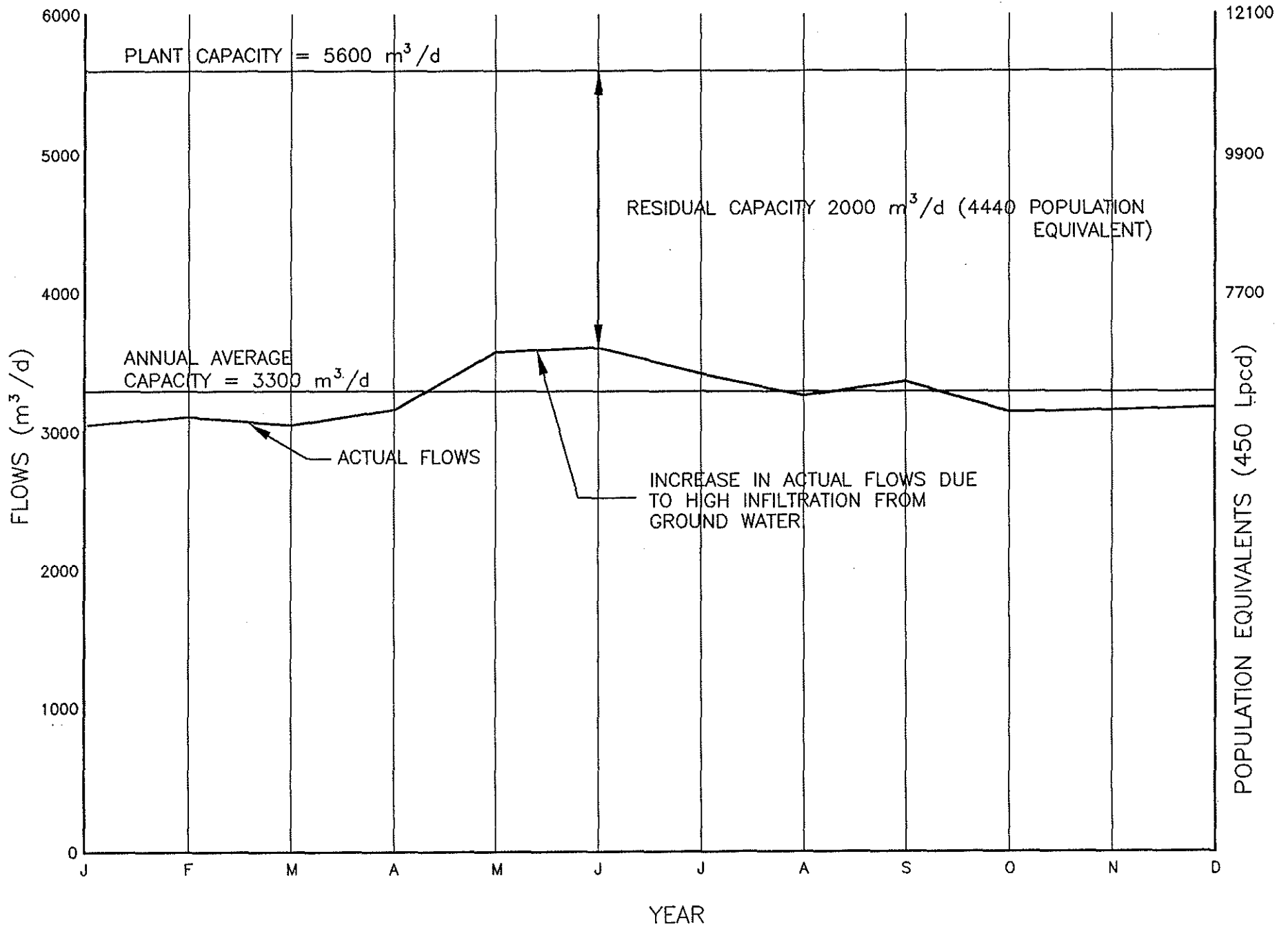
3. Fifteen sub-options presented to Council in February 1995. From this narrowed choice to two options.

Option 1: Single plant on Collett Ranch site
Option 2: Existing plant and a second plant on Garthwaite Ranch NW 1/4 of Section 19 with rapid infiltration on Chutter Ranch.

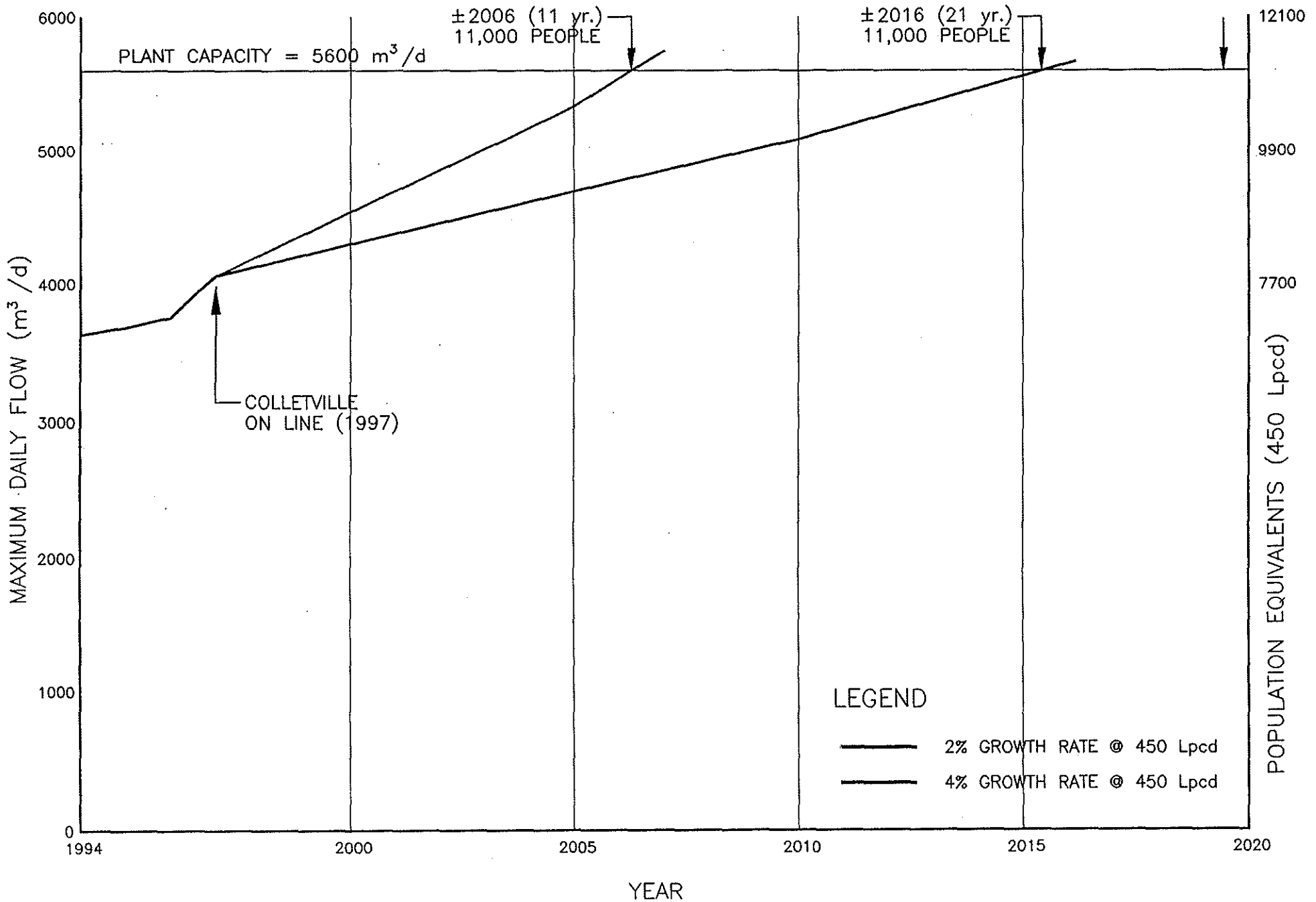
4. Discussions with affected landowners
 - A. Chutter Ranch - Dave and Paul Chutter
 - B. Garthwaite Ranch - Butch Sahara
 - C. Collett Ranch - John Latta

5. Refined Options
 - As above except in Option 2, rapid infiltration on Garthwaite Ranch rather than Chutter Ranch.

CITY OF MERRITT: SEWAGE TREATMENT PLANT AVERAGE MONTHLY FLOWS - 1995



CITY OF MERRITT: SEWAGE TREATMENT PLANT PROJECTED MAXIMUM DAILY FLOWS



TIMING IMPLICATIONS

- Appears to be a long lead time, but many tasks to accomplish and issues to resolve
- Key points of uncertainty with both options
 1. Land suitability - hydrogeological *for rapid initiation*
 2. Land acquisition
 3. Potential changes by B.C. Environment in enforcing compliance with existing regulations or new more stringent requirements.
- Council cannot select the preferred option until the first two items are resolved.
- Additional major time commitments for:
 - Securing approvals and permits (local and Provincial)
 - Public process
 - Securing funding
 - Formulating a phasing strategy
 - Normal predesign, detailed design, tendering, construction process
- Prudent to allow significant contingency time in process to avoid “Back Against the Wall” syndrome.

OPTION 1: SINGLE PLANT COLLETT RANCH SITE

Objective

Simplify treatment process ⇨ save operating costs

Description

1. All wastewater directed to existing plant
2. Upgrade NE sector trunk sewer as required
3. Simplify existing plant - delete sludge digestion, dewatering and disposal; chlorination; FeCl₃; equalization; old clarifier scrapers
4. Retain aeration basins, clarifiers, laboratory, central operations
5. Existing plant not likely to require further upgrading
6. Construct lift station and extend main to new site
7. Construct aerated lagoon, FeCl₃ and disinfection facilities on Collett site
8. Add treatment and disposal basins as required

Cost

To service 20,000 people:

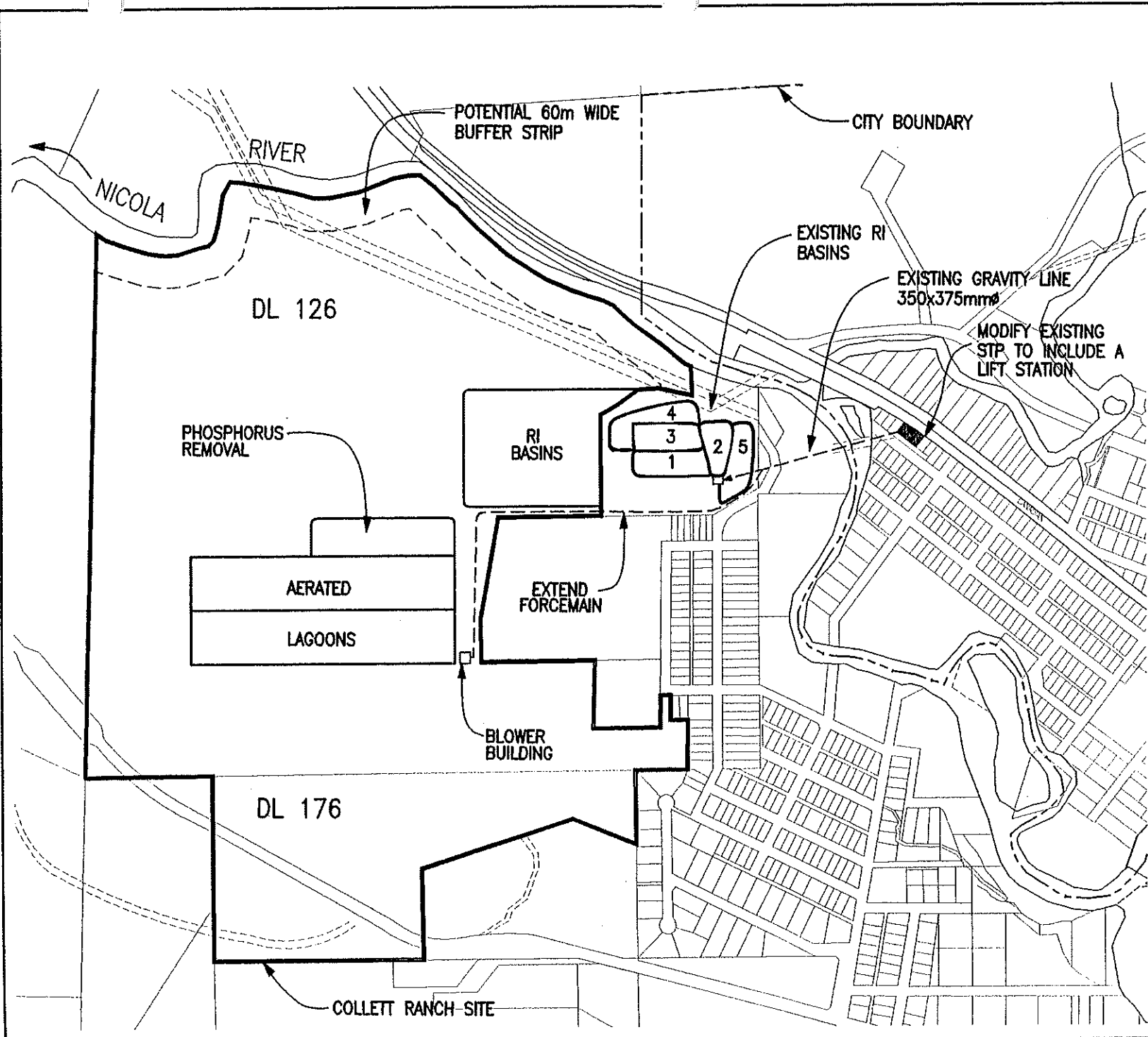
• Total Capital Cost	\$8,000,000
• Annual operating and maintenance cost	\$210,000 per year
• Present value of O&M costs (over 20 years with discount rate of 6%)	\$2,400,000
• Combined Total Cost	\$10,400,000

Phasing

- Excellent opportunities
- Initial expenditures in the \$1M to \$2M range.

Land Area

- Ultimate requirements ± 16 ha.



DATE	CAT	DATE	95/07/27
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SEWAGE TREATMENT AND DISPOSAL ALTERNATIVES

SINGLE TREATMENT PLANT COLLETT RANCH SITE

URBANSIBS	
PROJECT NO.	7052110.1
FIGURE 3	
DRAWING NO.	7052110.1

OPTION 2: TWO PLANTS EXISTING & AERATED LAGOON ON GARTHWAITE RANCH

Objective

NE sector is served by a new plant ⇒ saves trunk main upgrading and stress on the existing sewage system.

Description

1. Retain existing plant, and downrate the capacity
2. Expand existing rapid infiltration basins
3. Upgrade existing plant to comply with current regulations (sludge digestion)
4. Construct gravity main, lift station and forcemain to new STP site
5. Construct aerated lagoons, complete mix tank, phosphorous removal and disinfection facilities.
6. Construct rapid infiltration basins on Garthwaite Ranch

Cost

To service 20,000 people:

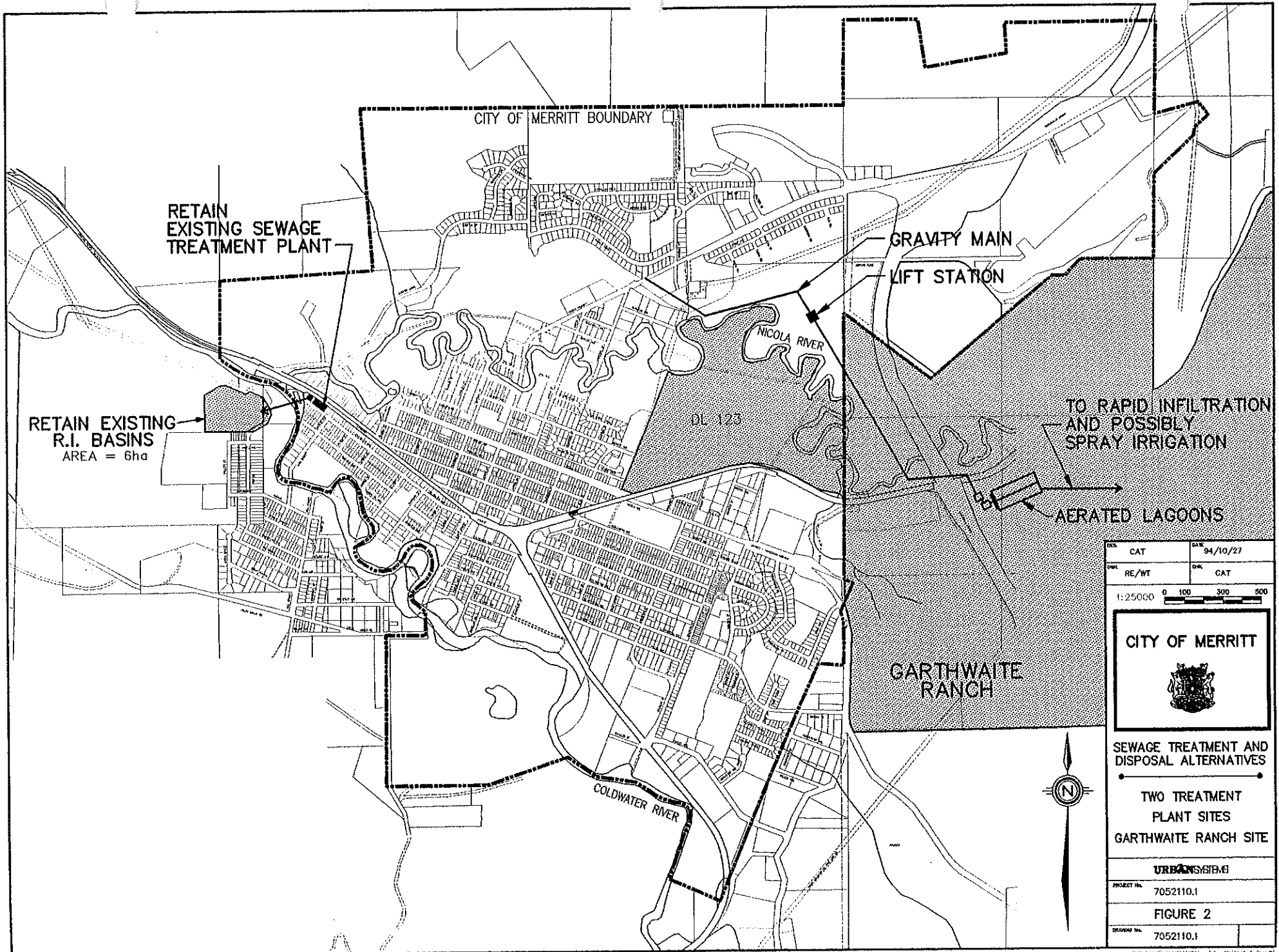
- Total Capital Cost \$6,000,000
- Annual operating and maintenance cost \$425,000 per year
- Present value of O&M costs \$4,900,000
(over 20 years with discount rate of 6%)
- Combined Total Cost \$10,900,000

Phasing

- Limited opportunities
- Construct half the ultimate plant and entire trunk system at \$4,000,000 ±

Land Area

- Ultimate requirements 11 ha.



REV	CAT	DATE	94/10/27
PREP	RE/WF	CHK	CAT
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CITY OF MERRITT



SEWAGE TREATMENT AND DISPOSAL ALTERNATIVES

**TWO TREATMENT PLANT SITES
GARTHWAITE RANCH SITE**

URBAN SYSTEMS	
PROJECT No.	7052110.1
FIGURE 2	
DRAWING No.	7052110.1

SUMMARY COMPARISON SHEET

Option 1	Option 2
<ul style="list-style-type: none"> • Collett Ranch • Single Plant - Expansion of existing plant • Capital Costs \$8,000,000 • O&M Costs \$210,000/yr • Present value of O&M \$2,400,000 • Combined Total Cost \$10,400,000 • Excellent phasing opportunities • Land area - 16 ha. • Upgrading of existing plant not required 	<ul style="list-style-type: none"> • Garthwaite Ranch and existing plant • Two treatment and disposal sites • Capital Costs \$6,000,000 • O&M Costs \$425,000/yr • Present value of O&M \$4,900,000 • Combined Total Cost \$10,900,000 • Limited phasing opportunities • Land Area - 11 ha. • Upgrading of existing plant more likely (sludge digestion)

NEXT STEPS

1. Carry on with further investigations on both options to:
 - keep your options open at this stage in the process --
 - ensure technical feasibility before final selection -

Tasks:

- further discussions with landowners
 - .1 permission to carry out testing
 - .2 willingness to sell land
- hydrogeological investigations

- LATPA
CHAPTER
PARTICIPATION

2. Further refinements of engineering analysis
 - define implications of hydrogeological analysis
 - evolution of the treatment and disposal process
 - off-site implications - eg. trunk main upgrading
 - financial analysis
 - develop phasing opportunities
3. Select preferred option
4. Land acquisition — *Could take 3-5 yrs to get here.*
5. Lay out implementation program which defines
 - activities
 - timing - identify key target dates
 - responsibility - who will do what
 - financing strategy - funding sources
 - public information strategy