

Report

City of Merritt
REGULAR Council Meeting
October 13, 2020

File Number: 5340, 5600

To: Mayor and Council
From: Sean Smith, Chief Administrative Officer
Date: October 8, 2020
Subject: Bulk Water and Sanitary Dump Locations

RECOMMENDATION:

THAT Council direct staff to amend the 2020-2024 Financial Plan Bylaw to include the Bulk Water and Sanitary Dump infrastructure projects, conditional upon entering into a final agreement with Trans Mountain to cover all costs associated with these projects.

Background:

Trans Mountain is in the process of setting up a camp outside of Merritt on their Ranchlands site. The City understands that site will be the station for approximately 400 workers from Spring 2021- Spring 2023.

Servicing Requirements

Trans Mountain anticipates that to service this number of workers, it will require ~75 cubic metres (m³) per day of potable water, with the same amount sanitary wastewater to be disposed each day.

Trans Mountain has approached the City regarding its potential to service these demands and the costs for doing so. On the wastewater processing side, the City of Merritt processes ~3000m³ of waste each day, and we have capacity to comfortably process up to ~4800m³ per day with our existing infrastructure. The additional 75m³ per day, a ~2.5% increase, is well within the City's ability to service, though there is some potential that Trans Mountain would need to make alternate arrangements during freshet season, as groundwater infiltration can push the amount we process well over the 4800m³ threshold.

For water distribution, the City distributes ~6027m³ of water each day, so the additional 75m³ per day represents a 1.24% increase. Once again, the City can comfortably deliver this additional amount of water, though in the event of extreme drought in the region, the City may require Trans Mountain to source potable water from an alternate location.

The City would charge Trans Mountain for delivery of these services in accordance with the rates set out in the City of Merritt Fees and Charges Bylaw No. 2176, 2015.

Construction of New Infrastructure

While we have more than sufficient capacity to be able to provide potable water and sewage disposal services, our existing infrastructure makes doing so onerous and labour intensive. To deliver water, the City would need to connect a backflow preventer and flow meter to a standpipe and have an operator oversee that process roughly three times per day. For wastewater disposal, a City operator would need to install a flow meter into a manhole and oversee disposal three times per day.

To avoid staffing costs and make access to the services more simple for Trans Mountain, City staff have tentatively explored Trans Mountain's willingness to pay for infrastructure that would allow the City to provide these services without City personnel being present. Trans Mountain wanted to ensure that the site would be suitable for them in minimizing turnaround time and the City discussed wanting to ensure that any potential site would be suitable for the long term, not just for the duration of the Trans Mountain camp.

In addition to meeting the needs of Trans Mountain, when considering the potential locations for infrastructure, the City reviewed servicing requirements, water pressure, elevations, traffic and odour considerations, separation of the sani-dump and potable water uses, impact on existing uses of land and preserving future commercial uses. The City's options were fairly limited in this endeavor due to the small amount of land it owns in suitable locations. Sites near the existing sani-dump on Voght St. and at the Public Works yard were ruled out and the airport area became the primary area of consideration.

Staff suggested the following locations to Trans Mountain, which has agreed in principle to cover the costs of engineering and constructing a Bulk Water station and a Commercial Sanitary Dump at the proposed locations.

Figure 1 below shows the proposed location of the Bulk Water station, to the South-East of the existing terminal building.

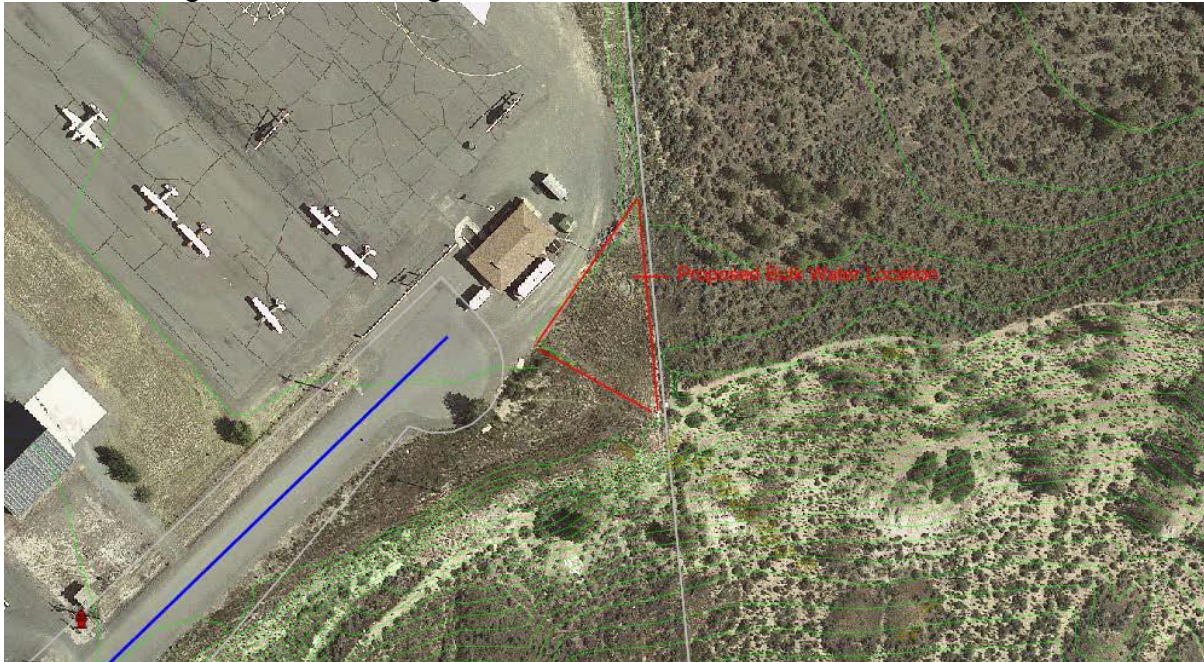


Figure 1 – Proposed Bulk Water Location

Figure 2 shows the proposed location of the Commercial Sanitary Dump. Ideally, City staff hope to limit the site to the South-Westerly portion of the parcel, which would allow for subdivision and future commercial use of the North-Easterly portion. However further survey, earthworks and traffic turnaround assessments are required to be able to determine whether this is feasible.

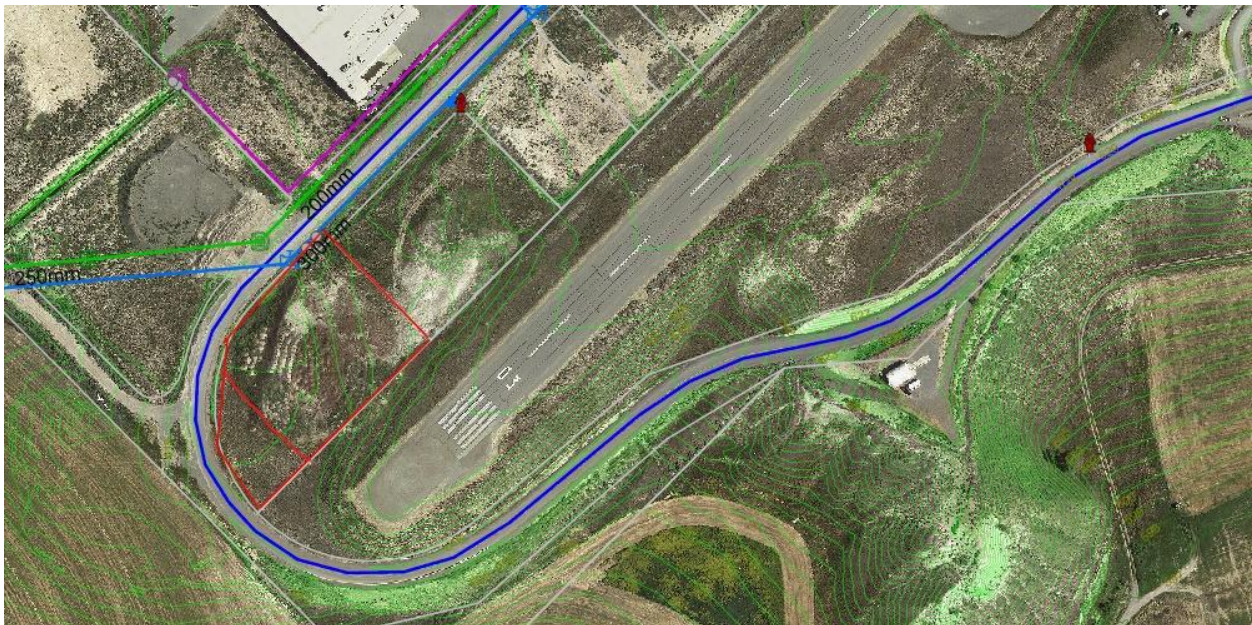


Figure 2 – Proposed Commercial Sanitary Dump location

Options / discussion

1. THAT Council direct staff to amend the 2020-2024 Financial Plan Bylaw to include the Bulk Water and Sanitary Dump infrastructure projects, conditional upon entering into a final agreement with Trans Mountain to cover all costs associated with these projects.
 - The infrastructure would be constructed on the sites proposed in this report.
2. THAT Council direct staff to consider alternate sites that may be feasible for the construction of this infrastructure
 - This may require Council to direct staff to inquire into opportunities to purchase suitable land.
 - Trans Mountain intends for the camp to be operational in the Spring of 2021, so staff would have limited time to consider alternatives, while still ensuring completion of construction in advance of that time.
3. THAT Council refer this matter to staff for further information prior to making a decision.

Financial / Risk Implications:

The City stands to generate significant revenue from the provision of these services to Trans Mountain over the course of the camp duration and would incur no capital costs to have these projects engineered and constructed. As the infrastructure will remain even after the Trans Mountain camp is decommissioned, this infrastructure will also allow the City to provide these services to other contractors both now and in the future. From discussions with local contractors who currently travel to Kamloops for these services, we understand that even after Trans Mountain is completed, the combined revenue from these sites could be ~\$200,000 - \$300,000 per year.

Respectfully submitted,

Sean Smith
Chief Administrative Officer