

Request for Decision

Title	Highway 825 Widening, Memorandum of Agreement
Proposed Motion	That Council authorize the County Commissioner to sign the Memorandum of Agreement between Alberta Transportation and Sturgeon County for the widening of Highway 825, to be funded by Offsite Levy Recovery Reserve.
Administrative Recommendation	That Council authorize the signing of the Memorandum of Agreement between Alberta Transportation and Sturgeon County for the widening of Highway 825 Capital Project.
Previous Council Direction	May 10, 2016 – Motion 177/16 That Council give third reading of Bylaw 1363/16 Amendment to Sturgeon Industrial Park Area Off-Site Levy Bylaw 1320/14.
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • Alberta Transportation is preparing to tender the widening of Highway 825 from Range Road 225 to Township Road 553 for construction in 2019 / 2020 construction seasons. • Sturgeon County administration has been working in conjunction with Alberta Transportation since July 2016 on the design of Highway 825 widening. There are multiple projects within this scope of work, and all of these are identified within the Sturgeon Industrial Park Offsite Levy Bylaw. • Highway 825 widening and the creation of service roads to consolidate accesses required additional road allowance to be purchased by Alberta Transportation. Administration coordinated the sale of this land with the landowners involved. <ul style="list-style-type: none"> ○ Administration entered into a front-ending agreement that committed developers to fund the design costs in 2016 to ensure suitable access to future development lands is included within the Alberta Transportation design and tender documents. ○ The front-ending agreement outlines that the developer’s contribution for this design will be credited in the future as a Transportation Offsite Levy Credit for the parcel when a Development Agreement is completed. This front ending is tracked within the Sturgeon Industrial Park Offsite Levy Bylaw model.

- An Informal Briefing to Council was completed March 7, 2017 on the status update of drafting a Memorandum of Agreement (MOA) with Alberta Transportation. Administration shared the benefits of working collaboratively and the significant cost savings that can be achieved working with Alberta Transportation, and how this will have a positive effect on reducing our Transportation Levies and make the region more competitive with in place infrastructure to support Development.
- Design and land acquisition is now complete, and Alberta Transportation prepared a MOA in December 2018 which reflects details discussed in meetings between Administration and Alberta Transportation.
- Specific improvements within this MOA are shown within Attachment 2 of the Request for Decision (RFD). Attachment 1 of the RFD shows this improvement area and the location in relation to the Highway network.
- The MOA includes grade widening and realignment of approximately 4.2km of Highway 825. Construction of 3 new intersection treatments accessing I4: Medium Industrial Serviced lands. Access to Boysdale Road will be from an improved intersection located at Highway 825 and Township Road 552. This also includes construction of approximately 2km of service road directing Industrial traffic to common improved intersections.
- The MOA proposes that the Province (Alberta Transportation) pay 75% of the described work, with Sturgeon County paying the remaining 25%. Invoicing will not occur until after January 31, 2020.
- Current contribution from Sturgeon County within the MOA is estimated to be \$ [REDACTED]. Of the \$ [REDACTED], 80% of this amount is recoverable from developers through the Sturgeon Industrial Park Offsite Levy Bylaw. The Offsite Levy Bylaw takes into account the area of existing development prior to a Levy Bylaw being in place and is how this allocation of costs to Sturgeon County and Developers within the Levy Model was determined.
- If this project were to be funded as a stand-alone project (funded through Sturgeon County off-sites, based on current estimates in the current Off-site Levy Bylaw, these projects would cost a total of [REDACTED] dollars.
- Sturgeon County, and the development community, through future off-site contributions, will benefit from a savings of approximately \$ [REDACTED] dollars, subject to final costing, from this joint tendering opportunity. Severed in line with Section 25 of the FOIP Act
- A new internal service road will be constructed to gain access to a new intersection located at Township Road 553. This internal roadway will be able to support future asphalt surfacing when development of the adjacent parcels occurs. This service road is not included within the Offsite Levy estimates above and would have been at the full cost to the future developer; however, a further cost savings of approximately \$800,00 was achieved following Administration working with the existing landowner to dedicate the lands for the service road at no cost to Alberta Transportation.
- Intersection improvements and service road construction allow future developers to obtain Roadside Development Permits from Alberta

Severed in line with Section 25 of the FOIP Act

Severed in line with Section 25 of the FOIP Act

Transportation without having to front end infrastructure, which would result in delays in development until these infrastructure improvements can be constructed.

External Communication

- None.

Relevant Policy/Legislation/Practices:

- Bylaw 1363/16 – Amendment to Sturgeon Industrial Park Area Off-Site Levy Bylaw
- Section 648, Municipal Government Act, Off-site Levy.

Implication of Administrative Recommendation

Strategic Alignment:

Planned Growth and Prosperity – Infrastructure upgrades listed within the MOA supports a strong thriving business environment to strengthen our economic foundation. Also targets growth around existing and identified future growth areas.

Maintain and Enhance Strong Communities – Signing of the MOA would provide access to safe and reliable infrastructure assets and supports the safety of people and property.

Strong Local and Regional Governance – Fosters collaborative intergovernmental partnerships.

Organizational:

Working collaboratively with Alberta Transportation allows multiple roadway improvements to be managed under one contract leading to more competitive pricing. Administration will review construction progress reports, rebilling invoices from Alberta Transportation and ensuring roadways for future Sturgeon County ownership are constructed to our Municipal Servicing Standards.

Reconstruction of roadways and asphalt surfacing will reduce maintenance requirements for Sturgeon County operations.




Realignment of the connection to Boysdale Road from Highway 825 will remove the section of existing gravel along Boysdale Road, which is a maintenance concern for operations.

Financial:

The project will be funded from Offsite Levy Recovery Reserve. Recovery of front-ended funds are placed in this reserve. The funds in this reserve are intended for paying for the County's share or front-ending of offsite infrastructure projects.

The recovered front-ended funds for road infrastructure projects are estimated at \$ [REDACTED] from Sturgeon Industrial Park and Alberta Industrial Heartland.

Severed in line with Section 25 of the FOIP Act

	Administration will update the Sturgeon Industrial Park Offsite Levy Bylaw to incorporate these cost savings.
Alternatives Considered	Council does not authorize the signing of the Memorandum of Agreement between Alberta Transportation and Sturgeon County for the widening of Highway 825. This would bring uncertainty of Alberta Transportation moving forward with the tendering Highway 825 Widening or moving forward with reconstruction of Highway 825 without including any of the improvements within the Sturgeon Industrial Park Offsite Levy Bylaw.
Implications of Alternatives	<p><u>Strategic Alignment:</u></p> <ul style="list-style-type: none"> This alternative is not consistent with any Focus Areas within the Strategic Alignment. <p><u>Organizational:</u></p> <ul style="list-style-type: none"> Administration will continue to request developers, through the Development Agreement Process, to construct infrastructure improvements as required by Alberta Transportation and Sturgeon County. <p><u>Financial:</u></p> <ul style="list-style-type: none"> Transportation estimates within the Sturgeon Industrial Park Offsite Levy Bylaw will remain and no cost savings for the Offsite Levy will be achieved. This will be a loss opportunity for Sturgeon County, and future land developers, to save approximately \$ [REDACTED] dollars. <p style="text-align: center;"><u>Severed in line with Section 25 of the FOIP Act</u></p>
Follow up Action	1. Memorandum of Agreement will be signed by Sturgeon County and Alberta Transportation.
Attachment(s)	<ol style="list-style-type: none"> Highway 825 Widening Memorandum of Agreement Improvements Map Area of Interest Highway 825 Widening Memorandum of Agreement Improvements Map CONFIDENTIAL – Memorandum of Agreement
Report Reviewed by:	 Brian Hartman, Manager Engineering Services  Collin Steffes, GM Integrated Growth  Reegan McCullough, County Commissioner – CAO

Strategic Alignment Checklist

Vision: *Sturgeon County: a diverse, active community that pioneers opportunities and promotes initiative while embracing rural lifestyles.*

Mission: *Provide quality, cost effective services and infrastructure to meet the diverse needs of the Sturgeon County community, while improving competitiveness and sustainability.*

Focus Areas	Not consistent	N/A	Consistent
Planned Growth and Prosperity			
<i>We encourage varied and integrated enterprises that enhance our strong economic base, while balancing the needs of the community and natural environment. (Strategic Plan and MDP pg. 36)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports a strong thriving business environment to strengthen our economic foundation</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Plans for responsible growth through the MDP and regional growth plan.</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Manages growth for current and future developments through: <ul style="list-style-type: none"> <i>transparent bylaws, policies and processes to enable responsible land development</i> <i>targeting growth around existing and identified future growth areas</i> </i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maintain and Enhance Strong Communities			
<i>We are committed to a safe and viable community, where our residents are provided with access to opportunities and quality of life. (Strategic Plan and pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Provides access to programs and services that have a positive impact on residents' quality of life</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Provides access to safe and reliable infrastructure assets</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports the safety of people and property</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strong Local and Regional Governance			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan and pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Provides effective leadership and management consistent with Strategic Plan, MDP, master plans, bylaws, policies, community engagement</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Considers fiscal stability and sustainability</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Fosters collaborative intergovernmental partnerships</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan and MDP pg. 27)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Promotes and/or enhances residents' identification with Sturgeon County</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Support and/or collaborate with voluntary organizations in the region</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Stewardship			
<i>We foster a healthy environment and minimize our impact on ecosystems. (Strategic Plan and MDP pg. 27)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Plans and partnerships that minimize environmental impact on natural areas</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Provides awareness of environmental issues impacting the County</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>