

## Request for Decision

<b>Title</b>	<b>Greystone Manor Surface Rehabilitation Project – Request for Funding</b>
<b>Proposed Motion</b>	That Council approve a budget of \$178,688 for the engineering and construction of surface rehabilitation in Greystone Manor funded by the 8.11 Drainage Reserve.
<b>Administrative Recommendation</b>	Administration recommends that Council approve a budget of \$178,688 for the engineering and construction of surface rehabilitation in Greystone Manor to repair outstanding deficiencies that remain unfinished by the developer.
<b>Previous Council Direction</b>	<p><u>June 24, 2014</u></p> <p>Motion 216/14: That County Council approves an addition to the Transportation Subdivision Roads Capital program of \$468,555 funded by \$347,555 General Operating Reserves and \$121,000 Developer Contribution for the Major Drainage Rehabilitation of Greystone Manor Subdivision.</p> <p>Motion 217/14: That County Council awards the Construction for the “Greystone Manor Major Drainage Rehabilitation” project to Gabriel Construction (Alberta) Ltd.</p>
<b>Report</b>	<p><u>Background Information</u></p> <ul style="list-style-type: none"> <li>• The country residential subdivision of Greystone Manor consisting of 73 lots was approved in December 2003 and endorsed in May 2007.</li> <li>• Ultimately failing to comply with the development agreement that was signed in March 2001 and amended in June 23, 2004, Administration issued a Stop Order in June 2012.</li> <li>• The developer appealed the order, and in its decision dated January 2013, Sturgeon County’s Subdivision and Development Appeal Board (SDAB) upheld the order subject to a few minor variances.</li> <li>• The developer appealed the SDAB’s decision to the Alberta Court of Appeal with no success.</li> <li>• During the second half of 2014, the developer sold all of the remaining properties registered in the name of VIP Developments to 1144328 Alberta Ltd. The latter was not prepared to take over the obligations of the developer as per the development agreement signed or address the remaining deficiencies in the subdivision.</li> </ul>

- **Construction Completion Certificates (CCC)** were issued for the following:
  - Grading Improvements including grass swales – issued November 8, 2012;
  - Asphalt Overlay – issued July 19, 2012;
  - Offsite Sanitary Sewer – issued April 12, 2007;
  - Sanitary Lift Station – issued October 22, 2007;
  - Water Distribution – December 15, 2005;
  - Storm Drainage System – issued December 15, 2005;
  - Road Improvements – issued December 15, 2005;
  - Sanitary Sewer – issued December 15, 2005;
  - Landscaping (Inc. Entrance sign, entry way, storm pond) – issued March 10, 2009; and
  - Shallow Utilities (power, telephone, cable, natural gas) – issued April 14, 2006.
- No Final Completion Certificates have been issued as the developer failed to fulfill the warranty period obligations.
- The result of poor swale grades and inadequate swale design has resulted in drainage issues within the subdivision.
- Due to the imminent threat of private property damage, Sturgeon County took action in November 2013 by constructing a berm along the north-west corner of the subdivision.
- In order to address existing drainage issues in the subdivision, the County undertook a major overland drainage rehabilitation project in 2014. (See Motions 216/14 and 217/14 above). The remaining securities left by the developer were used to partly fund this project.
- Residents of the Greystone community formed a Home Owners Association in 2016 and reached out to both Councillors and Administration in 2017 requesting to discuss the following:
  - Roles and Responsibilities of the County in Greystone Manor to address outstanding deficiencies.
  - Current State / Status of Greystone Manor.
  - Future Plans for Greystone.
  - Plans for completing any (unfinished) work.
- A result of the discussions warranted that Administration conduct a formal investigation into the history of the development, as well as an onsite assessment of the development to compile an inventory of any outstanding obligation/deficiencies throughout the development resulting from the developer. The scope of the inspection included the following:
  - All surface work including roads, curb and gutter, streetlights, signage, landscaping, walkways, grading improvements (PULs, MRs, grass swales, etc.) and major storm drainage systems.
  - Determine any municipal improvements which were outstanding by the developer in accordance to the Development Agreement, and Approved drawings.
  - Compile a listing of all noted incompletions and deficiencies, separating builder damage from developer deficiencies.
  - Provide a cost to address all outstanding work/deficiencies.

- Opus Stewart Weir (OPUS) assisted in the onsite assessment of the subdivision on May 10, 2017 to document deficiencies related to the Development Agreement, as well as other notable public safety related concerns that require attention although considered outside of the developers responsibility.
- OPUS provided Administration with a detailed cost estimate and recommendation to address the noted deficiencies/outstanding developer obligations. A total of 80 separate deficiencies were documented.
- Attachments 1 and 2 include a map and report outlining the noted deficiencies, as submitted by OPUS in August 2017.
- Repair of the non-asphalt deficiencies are estimated at \$178,688.
- Repair of the asphalt deficiencies range between \$13,000 and \$330,000, depending on the option for pavement rehabilitation to be applied.
- Administration provided Council with a status update on Greystone Manor during an informal briefing on June 20, 2017.
- As committed, Administration undertook to address some of the 'low-hanging fruit' through our existing maintenance programs, recognizing some of the larger issues may require additional budget.
- Engineering Services facilitated a meeting with Municipal Services on June 28, 2017 to discuss some of the deficiencies and how they could be addressed through current maintenance programs as it relates to asphalt road work (crack sealing), removal of dead trees, etc.
- July 2017, Transportation Services responded by completing the required crack sealing throughout the local road network, addressing the noted asphalt deficiencies. Transportation Services has also committed to completing noted concrete deficiencies regarding sections of curb and gutter to be removed and replaced. The work is scheduled to be completed in fall of 2017.
- July 2017, Agricultural Services responded by removing dead, and sporadic tree growth throughout the community internally, addressing the noted landscaping deficiencies.
- The remaining noted deficiencies are planned to be addressed through contracted services as a Capital Project. Tendering and construction to be completed in 2018.

#### External Communication

None.





#### Internal Communication

- Collaboration between Integrated Growth and Municipal Services to complete a substantial portion of the work required through existing programs using internal resources.
- The proposed plan was referred to Financial Services for review and to provide option(s) to fund the project.

#### Relevant Policy/Legislation/Practices:

None.

<b>Implication of Administrative Recommendation</b>	<p><u>Strategic Alignment:</u></p> <p><b><u>Strong Local Governance and Regional Leadership</u></b> – Approval of the funding for this project would demonstrate an ability to fund unscheduled work that is of significant importance to Sturgeon County and its residents.</p> <p><b><u>Community Identity &amp; Spirit</u></b> – Correcting this problem would demonstrate a commitment by Sturgeon County to the well-being of its residents.</p> <p><b><u>Planned Growth</u></b> – Correcting infrastructure deficiencies demonstrates Sturgeon County’s commitment to maintaining its municipal infrastructure assets.</p> <p><b><u>Maintain and Enhance Strong Communities</u></b> – Sourcing a solution to this problem demonstrates a commitment to the community that Sturgeon County is obligated to maintaining and updating existing infrastructure.</p> <p><u>Organizational:</u></p> <p>Engineering Services will administer this as a 2018 Capital Project.</p> <p><u>Financial:</u></p> <p>This Capital Project will be funded from Drainage Reserve. The available balance in the reserve is \$604,411.</p> <table><tr><th colspan="4">Estimated Costs</th></tr><tr><th>Engineering</th><th>Construction</th><th>Contingency</th><th>Total</th></tr><tr><td>\$20,200</td><td>\$144,080</td><td>\$14,408</td><td>\$178,688</td></tr></table> <ul style="list-style-type: none"><li>• The above costs are Class “C” estimate (ie: +/- 10 – 15%).</li><li>• Engineering design will determine a more detailed estimate.</li></ul>	Estimated Costs				Engineering	Construction	Contingency	Total	\$20,200	\$144,080	\$14,408	\$178,688
Estimated Costs													
Engineering	Construction	Contingency	Total										
\$20,200	\$144,080	\$14,408	\$178,688										
<b>Alternatives Considered</b>	<p>That Council does not approve funding to complete the noted deficiencies identified in Greystone Manor.</p>												
<b>Implications of Alternatives</b>	<p><u>Strategic Alignment:</u></p> <p><b><u>Strong Local Governance and Regional Leadership</u></b> – Not supporting approval of the funding for this project may demonstrate an inability to fund unscheduled work that is of significant importance to Sturgeon County and its residents.</p> <p><b><u>Community Identity &amp; Spirit</u></b> – Demonstrates a lack of support for its residents.</p> <p><b><u>Maintain and Enhance Strong Communities</u></b> – Sturgeon County may be viewed as not promoting and protecting the safety of our residents and their property and Municipal Asset investments.</p>												

	<p><u>Organizational:</u></p> <p>The project budget was based on an estimate.</p> <p><u>Financial:</u></p> <p>Greystone Manor's municipal assets could further deteriorate therefore, requiring additional funding, effort, and resources to bring it up to an acceptable standard.</p>
<b>Follow up Action</b>	<ol style="list-style-type: none"> <li>1. Review engineering design.</li> <li>2. Update Cost estimates for construction.</li> <li>3. Project tender and award</li> </ol>
<b>Attachment(s)</b>	<ol style="list-style-type: none"> <li>1. Map of Noted Deficiencies (Attachment #1)</li> <li>2. Greystone Manor Deficiency Cost Estimate (Attachment #2)</li> </ol>
<b>Report Reviewed by:</b>	<div>  <p>Brian Hartman - Manager, Engineering Services</p> </div> <div>  <p>Clayton Kittlitz - Manager, Current Planning &amp; Development Services</p> </div> <div>  <p>Stephane Labonne - General Manager, Integrated Growth Division</p> </div> <div>  <p>Peter Tarnawsky - County Commissioner – CAO</p> </div>

## 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
<b>Strong Local Governance and Regional Leadership</b>			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Consistent with neighborhood role (see MDP), master plans, policies</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Considers fiscal stability and sustainability</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Has a positive impact on regional and sub-regional cooperation</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Respect the Natural Environment</b>			
<i>We acknowledge the importance of a healthy environment and will minimize and monitor our impact on ecosystems (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Compliance with Provincial and Federal regulations and/or legislation</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Ensure effective environmental risk management</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Community Identity &amp; Spirit</b>			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan, (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Promotes and/or enhances residents' identification with Sturgeon County</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Enhances service provision through community partnerships</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Supports Sturgeon County's cultural history</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Planned Growth and Prosperity</b>			
<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, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Does the proposal align with the Integrated Regional Growth Strategy (map/policies) pg. 26 MDP</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Considers cumulative costs and long-term funding implications</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Targets growth around current or planned infrastructure</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Maintain and Enhance Strong Communities</b>			
<i>We are committed to a safe, secure community, where our residents are respected and provided with access to opportunities. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Positive impact on residents' quality of life</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Supports and promotes volunteer efforts</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Provides programs and services that are accessible to all residents</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Operational Excellence</b>			
<i>We have the organizational capability to deliver consistent and defined levels of service to all stakeholders in a professional, efficient, and cost effective manner</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Staff have the knowledge, skills and capability to perform their jobs</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Streamlines operational processes and policies</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Promotes engagement and professional interaction with stakeholders</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Considers a cost-structure which allows Sturgeon County to remain competitive within a regional, national and global context</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>