

WEST QUESNEL LAND STABILITY ADVISORY COMMITTEE

MINUTES

Wednesday, October 5, 2011 @ 7:00 pm
Council Chambers, City Hall

Advisory Committee: Councillor Mike Cave, Chair
Heinz Loelke
Archie Hlady
Cynthia Bernier
Mel Dunleavey
Marty Put
Duane Sauve

City Representatives: Mayor Mary Sjostrom
Councillor Laurey-Anne Roodenburg
City Manager John Stecyk
Public Works Director Ken Coombs
Project Manager Jack Marsh
City Planner Tanya Turner
Communications Clerk Carol Anderson

Consultants: Nick Polysou - AMEC Environment & Infrastructure
Rick Collins – Urban Systems Ltd.

1. Call to Order

Councillor Cave chaired and called the meeting to order at 7:00 p.m.

2. Adoption of Minutes from meeting held on March 9, 2011

MOVED C. Bernier, SECONDED H. Loelke and resolved: THAT the minutes from the meeting held on March 9, 2011 be adopted.

CARRIED

3. Business Arising from Previous Minutes

(a) Recommendation to Council to approve Work Plans

Attached for information was the recommendation to Council. J. Marsh reported that the Work Plans submitted by both AMEC Environment & Infrastructure (\$3,446,000) and Urban Systems Ltd. (\$176,000) were approved.

4. New Business

(a) Environmental Assessment approval

The Environmental Assessment has now been approved. J. Marsh reported on the timeline of eighteen months for the approval of the document first submitted on February 25, 2010 and all of the undertakings to be provided by the City of Quesnel. Discussion on some of the mitigation requirements and the City's commitment. The budget for this assessment is \$265,000. To date, \$191,000 has been spent in the preparation of the assessment.

All of the information requested for the Contribution Agreement has been submitted and we are just waiting for a signed copy of the Agreement.

(b) Public Meeting / Open House dates

Discussion on dates for the public meeting. Committee members were concerned that we should wait until we have some concrete information – a signed Contribution Agreement, ability to provide a firm schedule of upcoming works, confirmation that contracts are in place and the City is ready to proceed.

Members requested that the contracts be sent out this fall, prior to the public meeting. Discussion on the order of the schedule. The storm sewer and well drilling contracts could be prepared however, the drainage contract (drainage from the wells to the storm sewer drains) may be delayed. Exact measurements must be known before proceeding to a contract.

MOVED M. Dunleavy, SECONDED D. Sauve and resolved: THAT the Q City News – Special Edition be mailed out this fall with information on the Public Meeting/Open House simply stating that one will be scheduled for late winter/early spring and that further notice to residents will be forthcoming.

CARRIED

- (i) **Advertising Plan** – Reviewed. Newsletter will be mailed to all City residents, including all non-resident owners of property in the study area.
- (ii) **Q City News – Special Edition** – May be issued shortly after the Contribution Agreement is in place and early this fall. Members again stated that the newsletter should include concrete/current information and information particular to non-resident property owners. They were asked to review the newsletter and provide any additional comments to C. Anderson before October 15. C. Anderson to provide a draft to the members prior to its distribution.
- (iii) **News Release** – Should follow the Q City News with additional and positing information and confirm Public Meeting/Open House dates.

(c) 2011 Work Plan schedule

(i) City of Quesnel on environmental and land issues - J. Marsh briefly reviewed some of the environmental issues the City was dealing with. He noted that he is currently working on two properties to gain access for drilling and is coming up against some difficulty. The need to construct appropriate works to compensate for the draining of the Lewis Dr. pond was also reviewed.

(ii) AMEC Environment & Infrastructure

- (1) Project Management/Consultation/Communications,
- (2) Annual Monitoring, and
- (3) Full Scale Dewatering Program - Final design, and supervision of construction sub-surface dewatering components (pumping wells, horizontal drains) and related instrumentation.

(iii) Urban Systems Ltd.

- (1) Designing anticipated drainage connections from the dewatering wells to the closest storm or sanitary sewer main – design can commence but noted that final detailing would be undertaken once dewatering wells are installed and flows are known. The concept of pumping the water into the City’s potable water system was discussed with it being noted that it is unlikely to be practical or cost effective,
- (2) Designing a new storm main on Stork Avenue and Hawk Street – it was noted that detailed design is underway,
- (3) Developing a plan and designing capital works related to minimizing the risk of downstream flooding,
- (4) Tendering, contract administration and field services – appropriate timing of tendering to help obtain good prices was reviewed,
- (5) Developing a flow metering program and installing some meters should funds remain unspent – it was noted that this aspect of the work will not be undertaken due to insufficient funding at this stage,
- (6) Providing technical guidance and public communications throughout the continuation of this program phase.

5. Other Business

(a) House Insurance

An Advisory Committee member brought to the Committee’s attention, an attachment to their current house insurance. The attachment was entitled “Insurance Alert Notes and Recommendations” and includes a bylaw which states “We suggest that you check with your municipality to see if there are any bylaws that would affect the reconstruction of your home in the event of a loss.”

Upon further investigation by the member, they were advised by the City that if a home in the study area was lost (by fire, etc.), the owner would have to retain the services of a geotechnical engineer in order to rebuild. T. Turner confirmed that this requirement is set out in the Community Charter under Section 56 and applies to all areas within the province.

The Committee has asked J. Marsh to investigate further – areas such as Kamloops (Aberdeen), North Vancouver and Chilliwack (Marble Hill) to confirm whether they in fact were required to have a geotechnical report to rebuild their homes.

J. Marsh confirmed that he would also discuss the matter with the Municipal Insurance Association.

N. Polysou suggested that land movement should be brought down to less than 5 ml per year in order for the City to lift the current building restrictions in the area.

General

BUDGET – J. Marsh indicated that the project was being funded as an equal and joint effort between the federal, provincial and municipal government. When asked how the City's portion would be funded, the Mayor confirmed that to date, all of the monies had been taken from general taxation. As there was some discussion prior to this meeting about increasing the financial accountability of residents in the stability area, the Mayor confirmed that there has been no further discussion by Council at this time.

COMPENSATION TO RESIDENTS – The Committee asked if residents in other areas of land instability have been compensated in the past and if so, at what rate. J. Marsh will investigate further i.e. through the Provincial Emergency Program (PEP) or the municipality itself.

6. Adjournment

MOVED M. Put THAT the meeting adjourn at 7:55 p.m.

cc: City Council