

# WEST QUESNEL LAND STABILITY ADVISORY COMMITTEE

## MINUTES

Wednesday, February 15, 2012 @ 7:00 p.m.  
Council Chambers, City Hall

**Advisory Committee:** Councillor Mike Cave, Chair  
Heinz Loelke  
Marty Put  
Duane Sauve

**City Representatives:** Councillor Laurey-Anne Roodenburg  
City Manager John Stecyk  
Public Works Director Ken Coombs  
Project Manager Jack Marsh  
Communications Supervisor Matt Wood  
Communications Clerk Carol Anderson

**Consultants:** Nick Polysou – AMEC Environment & Infrastructure  
Rick Collins – Urban Systems Ltd.  
Mark Hall – Urban Systems Ltd.  
Chantal Richard – Urban Systems Ltd.

### 1. Call to Order

Councillor Cave called the meeting to order at 7:00 p.m. Introductions were made around the table.

### 2. Adoption of Minutes from meeting held on October 5, 2011

**MOVED by M. Put, SECONDED by H. Loelke that the minutes from the meeting held on October 5, 2011 be adopted.**

**CARRIED**

### 3. Business Arising from previous minutes

#### (a) Communications

- i News Releases from December 19, 2011 and January 11, 2012 reviewed.
- ii Special Edition Q-City News sent out early January.

#### (b) House insurance

J. Marsh reported that he had spoken to several insurance agents in Quesnel regarding home insurance in the land stability area.

Gook Insurance Agencies suggested that should a resident lose their home to fire, etc. they would only recover approximately 50% of the assessed value of their home. It was discussed that the terms and conditions of home insurance provider policies vary and that private home insurance is not within the City's area of responsibility or expertise. While the City can help to facilitate some discussions, it was noted that it is not the City's role to lead this aspect of the WQLS process.

More research is needed on the subject and J. Marsh suggested H. Loelke and he meet with a representative from Gook Agencies to discuss the matter further.

**(c) Compensation to residents**

The situations in Kamloops (Aberdeen), Chilliwack (Panorama Subdivision) and North Vancouver were reviewed.

R. Collins commented on the Aberdeen land stability project and noted that the City of Kamloops managed the process with residents in their approach to PEP (Provincial Emergency Program) and remediation measures. He further noted that PEP did not entertain any payout to residents until the slide was brought to a manageable level.

A Press Release was distributed with respect to the Panorama Subdivision in the Chilliwack area. City of Chilliwack proposed a draft Settlement and Release Agreement to the residents in that area, offering, among other things, to purchase their homes at 80 percent of the appraised market value.

**4. New Business**

**(a) 2011 Annual Monitoring Report**

N. Polysou reviewed the annual monitoring report for 2011. The works and the results have been the same as they have in past years. He noted that water levels and movement tend to correspond with the precipitation in the previous year.

**(b) 2012 Work Plan**

**i Geotechnical Tasks and Schedule**

N. Polysou continued into the 2012 Work Plan. Operations for the year remain as they are every year and include Project Management/Consultation/Communications for \$37,000 and Ongoing (Annual) Monitoring for \$195,000. These funds are taken out of the City's general operating budget each year. New for 2012 is the grant money for the Subsurface Dewatering

Program in the amount of \$3,508,000. The Program includes the following components:

▪ Pre-Construction/Procurement	\$ 72,000
▪ Construction Project Management	116,000
▪ Site Preparation	407,000
▪ Groundwater Monitoring Wells	207,000
▪ Horizontal Drains	1,489,000
▪ Pumping Wells	556,000
▪ Instrumentation/Data Management	577,000
▪ Project Completion and Reporting	84,000

A map of the Surface Dewatering System Layout was presented showing the previously constructed dewatering wells and drains and the proposed works for 2012.

N. Polysou presented the schedule for the works and what is needed to proceed. The tender for the Stork/Hawk Storm Main Construction is the first active part of the works and is scheduled to close March 1. Pumping wells will be drilled before the installation of the horizontal drains as infrastructure for collecting the water must be in place before the horizontal drains are installed. The installation of both the monitoring wells and horizontal drains will require specialty contractors/ drillers.

## **ii Storm Drainage Tasks and Schedule**

M. Hall designed the connection of the storm drainage from upper Abbott to lower Abbott. As noted above, the Stork/Hawk Storm Main Construction is the first of the works to begin. The tender closes March 1 and mid-April is the earliest anticipated start date. Onsite work may not start until May. There is a six week timeline in place for completion of the project. M. Hall confirmed that there will be some disruption in the area for residents in that road closures during portions of the day will be in effect.

An optional pre-tender site meeting was held today (February 15) at 1:00 p.m. R. Collins noted that there were approximately ten different contractors present.

R. Collins continued saying the purpose of this project is to divert the storm drainage away from a soak away area west of Crane Avenue and instead, direct that flow through the lower Abbott Drive storm system. There will be no negative impact on existing infrastructure. There was discussion on the impact of the increase of water flow at the bottom of Abbott. Urban Systems is working on a plan to help minimize the risk of flooding of private property in that area during heavy rainfall events.

Urban Systems will be installing the infrastructure to handle the water from the horizontal drains and they are working with AMEC Environment on the timing. Urban has indicated that a professional services budget for this work as well as technical advisory services and communications, is in the order of \$110,000.

### **iii Environmental Tasks**

We cannot know at this time what mitigation will be required to deal with the environmental impact. Environment Canada has stipulated that the City must:

- Monitoring and Mitigation Plan – follow the impact on pond drainage and ensure a healthy wetlands;
- Groundwater Discharge Study – test the contents of the water being removed as far as quality (what the water is made of) and quantity/volume. Must also provide a report on the pros and cons of its proposed destination i.e. Baker Creek, etc.
- Ensure that the drillers retained for the project are aware of and in compliance of the Environmental Assessment.

It is estimated that it will be at least two years before a mitigation plan is known as we will need to see the impact of the dewatering on the area ponds.

Ponds. If the dewatering program works well, the water level in the ponds will be lowered. As these ponds exist on private property, there is an option to line the ponds so that the water will not seep into the ground. Any destruction to natural habitat will need to be recorded and repaired or replaced, possibly elsewhere in the City. According to Environment Canada, costs to the City for compensation are not an issue; ponds must be replaced with equivalent environmental resources.

Urban Systems indicated that the environmental tasks, including fieldwork to be completed in 2012 will total \$133,000.

J. Marsh indicated that an accurate budget at this time is not possible. It is an ongoing process in that the costs of the Stork/Hawk tender, hiring the drillers, etc. is unknown. He will report as needed on any change or information on costs to both Council and the Committee.

### **(c) Communications Plan**

M. Wood reviewed the Communications Plan attached to the Agenda. An addition to the Social Media section to include City elected officials and the use of their own social media to distribute the information. Total cost of this proposal is \$4,985 (plus staff time).

- i News Release** is anticipated February 23 and provides details on the Open House March 8.
- ii Q-City Info newsletter** – This is the second newsletter to go out mid-February, again with details of the Open House, and the status of the project to date.
- iii Advertising** – Copies of the Observer and Bargain Hunter ads re the Open House were distributed.

**5. Other Business**

Public Meeting –

**Thursday, March 8, 2012**  
**Open House at 6:00 p.m. ~ Presentation at 7:00 p.m.**  
**Voyageur Elementary School Gym**

Between now and March 8, the storm drain will be in the works and as well, a schedule on the drillers will be available.

**6. Adjournment**

The meeting adjourned at 8:25 p.m.

cc: copy to City Council