

City Staff Report

Report Date: Sept 19, 2018
Meeting Date: Sept 25, 2018

To: Mayor & Council
From: City Manager Byron Johnson
Subject: Request by SD28 to Provide Water for Middle School Replacement

Purpose

The purpose of this report is to present the request to Council to provide water to Quesnel Junior School (QJS) in the event of the School District being awarded a renovation or replacement project at the Maple Drive site. The School District (SD) would like to have an indication from Council whether it is amenable to this and include this in their submission to the Province.

Summary

This provision of water is challenging because the new QJS is outside of City boundaries. It is being considered under the following parameters:

1. The service extension of the water system would be done on a single client basis to the SD. It is not intended, nor will be designed as, the next step in a broader service extension.
2. The extension will be fully paid for by the SD/Province as part of the construction project.
3. The SD would be subject to the same connection fees as City residents connecting into the system. In addition the SD would be subject to a Water DCC equivalent charge, to mimic the DCC fee that an institutional use within the City would pay (note: this is a water only DCC, not the full range of DCCs).
4. On an annual basis, the SD will pay the same fee structure as other schools within City boundaries.

Recommendation

THAT Council indicate to staff whether it is willing to provide potable water in sufficient volume to satisfy the needs to the School District if a new middle school is built, or a major renovation project occurs on the Maple Drive Site.

Statutory Requirements

As per section 13.1.b of the *Community Charter*, the City will need approval from the CRD to provide an extra-territorial municipal service.

Council Policy

Our current Official Community Plan contains the following language:

Policy 15.3.2.7: "The City will not extend the municipal water system beyond the City boundaries; if areas outside the city boundaries wish to connect to the municipal system, the areas must become part of the City."

As Council is aware, the OCP is being revised. Well before the construction of a new school, the OCP will be revised, at which point the above language could be modified to reflect Council's wishes, which may be a change in policy regarding water provision outside City boundaries or simply a stated exemption.



Some reasons why Council would choose to approve this extension despite the language of OCP policy 15.3.2.7 include the following:

- Provincial governments often are more prone to make investments in communities when there are other stakeholders willing to be contributors. The new school is an important community investment by the Province.
- School children and staff will be safer with access to City water, due to rigorous water quality testing by City staff and improved fire flows in case of an emergency.

Strategic Objective

Strategic Action 3.5: Engage in partnerships with Northern Health and School District 28 as key facility replacement plans are developed.

This proposal is a direct response to the above strategic action.

Background

Based on engineering analyses, the measurables for the system extension are as follows:

- Water volume needed to meet fire flow requirements 150 litres / second
- Water piping size 300 mm (approx. 12 inches in diameter)
- Water main length for estimating purposes 500 metres
- Estimated costs in 2018 \$685,000

Financial Implications

The net financial impact on the city should be neutral. In the longer run, the greater the capacity utilization on the South zone of the water system, the closer the system is to requiring expansion. This capacity utilization is accounted for by charging the equivalency of the Water DCC.

Attachments

Request by SD 28 for the City to provide water services for a potential QJS Build.

Concurrence

Kari Bolton - Director of Corporate & Financial Services

Chris Coben – Director of Capital Works & Infrastructure

Tanya Turner – Director of Development Services

Options

Council may indicate to the School District that it is or isn't willing to provide water for this project.