



TO: Committee of the Whole

FROM: Jennifer Taylor, Chief Administrative Officer
Alyshia Neuman, Manager of Works and Operations

DATE: January 21, 2021

RE: **Wheatbelt Sewer Line Request**

ISSUE:

Wheatbelt has verbally requested that the Town consider providing them with sewer service.

BACKGROUND:

On January 4, Bill Sowa and Jim Sowa attended the committee of the whole meeting to inform the committee of their intention to expand their business and request that the Town provide sewer service to their property and a tax concession. The committee requested that Administration provide an estimate of the cost of extending the sewer line.

ALTERNATIVES:

1. Committee of the Whole can recommend to Council that the request to install sewer to the property at the Town's cost be denied.
2. Committee of the Whole can recommend to Council that the request to install sewer to the property at the Town's cost be approved and budget accordingly in the Town's 2021 capital budget.

FINANCIAL IMPLICATIONS:

There are significant financial implications to the Town in accommodating this request.

ANALYSIS:

The estimated cost to run a low pressure force main approximately 1,200m from Perry Drive to the Wheatbelt property is \$200 - \$300,000. A rough estimate and map showing the distance from Perry Drive is attached. In addition, Administration has contacted 49 North Engineering Corp and Associated Engineering for ballpark estimates. Although Wheatbelt offered to cover the cost of trenching on their side, that only covers a portion of the cost. The Town would also need to register an easement as there is no Town right-of-way to get the service there. The land on the backside of Perry Drive lots is designated as municipal reserve and in the name of Her Majesty the Queen. There are SaskPower and SaskTel easements registered on the parcel, but their locations need to be confirmed by contacting each utility provider. The Town may need to avoid where other utilities are located; however, sharing the same easement may be possible with directional drilling.

The typical best practice for extending municipal water and sewer connections is that the property owner bares the full cost. The idea is that development should pay for development, not that ratepayers subsidize the cost of development. In this case, the sewer line would solely benefit one business and the

probability of additional connections is extremely low because the easement and land to provide the service would be outside of the Town's boundary. The Town needs a plan for financing the replacement of existing sewer mains within the Town's boundary and adding an additional 1,200m will increase the long-term maintenance costs of the Town.

ADMINISTRATIVE RECOMMENDATION(S):

THAT the request from Wheatbelt to install sewer service to their property at Block G Plan 80H09004 at the Town's cost be denied.

ATTACHMENT:

Sewer Service Rough Estimate

Distance Estimate

Wheat Belt Rough Estimate

Town of Wadena

Description: To further Town sewer main 1,200-1,400m to Block G Plan 80H09004 for hookup and supply.

Engineered Components:

• Engineering Services	25 000
Total	25 000

Service Connections:

• Connection supplies	50 000
• Main line trenching	125-150 000
Total	175-200 000

Variance:

• 15%	30 000
Total	30 000

Total estimated cost	230-255 000
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Disclaimer: These totals are **estimated** using data already on file and a ball park estimation from contractors. The totals do not reflect TRUE numbers but can give a rough idea of costs involved in this project. Engineering would be needed to determine grade of pipe and if Lift station would be needed and would provide a more accurate cost estimation.

