

Sanitation Comm.

SANITATION COMMITTEE MINUTES

March 8th, 1965.

A meeting of the Sanitation Committee was held in the Municipal Council Chambers on Monday, March 8th, 1965, at 7:30 p.m. with Chairman Co. Vallance, Co. Filiatrault, Co. Clarke and Mr. H. F. Hockey being in attendance.

Moved by Co. Clarke seconded by Co. Filiatrault:
That if Mr. Stewart of the 1026 Auto Court owns a parcel of land which fronts upon Nelson Street that can be sewerred by gravity that a connection be provided for this parcel upon request by Mr. Stewart and it will be his responsibility to provide any internal sewers within his own property for collection.

Carried

Moved by Co. Filiatrault seconded by Co. Clarke:
That if Mr. Stewart of the 1026 Auto Court proceeds with the proposal as contained in the preceding resolution that he be subject to applicable frontage tax for the property on Nelson Street and applicable user rates for all units located within his Auto-Trailer Court that are located above the hydraulic gradient of the Brunette Avenue trunk sewer.

Carried

Moved by Co. Clarke seconded by Co. Filiatrault:
That Associated Engineering Services Ltd. be authorized to make a feasibility study for the provision of sanitary sewers in the "Miller Park Road Area" and include Areas A, B & C of the Pitt River Road sanitary sewer report and that our Consultants be asked to re-examine the latter report to determine that a maximum amount of property has been proposed for sanitary sewer service for the costs shown in the report.

Carried

Moved by Co. Clarke seconded by Co. Filiatrault:
That the application of A. H. Clary & Associates Ltd. requesting that Lots 1, 23 & 22 of Blk. 10, of the E. 1/2 of D.L. 363, Plan 21368 and Lot 12 of D.L. 358, Plan 14773 for inclusion in the Stage V Sanitary Sewer Area be declined as the Committee feel it is the responsibility in this instances for the subdivider to provide sanitary sewers for all the lots in his subdivision.

Carried

Moved by Co. Filiatrault seconded by Co. Clarke:
That in respect of the application for an additional sewer lateral on Winslow Avenue east of Porter Street, the matter be further investigated to determine if sewers in this area are located in the most advantageous manner and a report be made to Council in this regard as soon as possible.

Carried

Moved by Co. Clarke seconded by Co. Filiatrault:
That the Garbage Department observe as holidays, Good Friday, April 16th, 1965, and if so declared by the Municipality, Easter Monday, April 19th, 1965.

Carried

Moved by Co. Clarke seconded by Co. Filiatrault:
That the meeting adjourn.

Carried

CoF
C 7
Carried
Approved
By Council
March 9/65
Approved
By Council
April 13/65



SANITATION COMMITTEE MINUTES

May 3rd, 1965.

A meeting of the Sanitation Committee was held in the General Office of the Municipal Hall on Monday, May 3rd, 1965, at 7:30 p.m. with Chairman Co. Vallance, Co. Filiatrault, Mr. Clarke, Mr. LeClair, Mr. Tudor, Mr. Petrie and Mr. H. F. Hockey being in attendance. Two representatives of the Interior Contracting Ltd., Mr. D. M. Buchanan and Mr. C. Kanester, were also in attendance.

The Chairman announced that the principal purpose of the meeting was to consider the request contained in a letter from Interior Contracting Ltd. for a time extension for Contracts #1 and #2 of the Stage V Sanitary Sewers. It was indicated that the present contracts required completion by April 30th, 1965, and the request was for an extension to September 30th, 1965.

The reasons offered for requiring this extension were:

- (1) the adverse weather conditions for approximately six weeks around Christmas which completely curtailed construction;
- (2) a critical shortage of qualified employees which is attributable to the existence of many contracts of this kind presently under way.

Mr. Buchanan of Interior Contracting Ltd. stated that his projections of April 15th, 1965, indicated that the Winter Works payroll as required by the contract, will be fulfilled. He felt quite certain that the contracts would qualify for the Federal Winter Works extension to May 31st, 1965, which of course would increase the Winter Works payroll.

Moved by Co. Clarke seconded by Co. Filiatrault:

That the Corporation of the District of Coquitlam grant an extension of time to Interior Contracting Ltd. in respect of sewer Contracts #1 and #2 of the Stage V Sanitary Sewer project subject to the following:

- (1) That the completion date for both contracts shall be extended to September 30th, 1965, and that no further extensions will be granted beyond that date.
- (2) That suitable written confirmation be supplied by the Contractor that the Surety Co. agrees to the extension of time for the completion of the contracts and that all insurance policies as required under the provisions of the contracts shall be maintained in force during the period of the extension.
- (3) That by May 31st, 1965, the payroll incurred on each contract shall not be less than the amount shown in each contract tender form as the total minimum payroll which will be incurred by each contract.

Carried

Moved by Co. Clarke seconded by Co. Filiatrault:

That no more extensions be made to Stage V Sanitary Sewers and that the approval of any subdivisions located outside of a sewer area will not require the provision of sanitary sewers as a condition to approval.

Carried

- continued -

Moved by Co. Clarke seconded by Co. Filiatrault:
That in respect of the inquiry of Monterey Development Company Ltd. as to when sewers could be expected at their Eastgate Shopping Centre, that they be advised that a study has been made which indicates that the provision of sanitary sewers in this area is not feasible from a financial point of view and that it is not possible at this time, to indicate when the situation may change.

Carried

Moved by Co. Clarke seconded by Co. Filiatrault:
That the quotation of H.B. Contracting Ltd. in the amount of \$4,202.52 for the provision of sanitary sewers in the B. E. Hawkins - Aspen Street Subdivision, be approved.

Carried

Moved by Co. Filiatrault seconded by Co. Clarke:
That the Municipal Sewer Department prepare for comparison purposes what this installation would cost if undertaken by Municipal forces.

Carried

Moved by Co. Clarke seconded by Co. Filiatrault:
That a posting be made for the purpose of establishing a list of men eligible for temporary and relief sanitation labour duties.

Carried

Moved by Co. Filiatrault seconded by Co. Clarke:
That the meeting adjourn.

Carried

.....Chairman.

SANITATION COMMITTEE MINUTES

July 7th, 1965.

A meeting of the Sanitation Committee was held in the Municipal Council Chambers on Wednesday, July 7th, 1965, at 8:30 p.m. with Chairman Co. Vallance, Co. Filiatrault, Co. Clarke, Reeve Christmas, G. Petrie, F. Harris and V. Warrior, Secretary, being in attendance. Mr. J. Tudor of Associated Engineering Services Ltd. was also present.

The meeting opened with Mr. J. Tudor presenting the report on Stage VI Sanitary Sewers Programme.

Moved by Co. Clarke seconded by Co. Filiatrault:
That a report from the Subdivision Committee as to what further subdivisions may develop in the Miller Park Area be submitted to the Sanitation Committee and a report from the Treasurer as to how these costs will affect the merger.

Carried

Moved by Co. Clarke seconded by Co. Filiatrault:
That Associated Engineering Services Ltd. investigate the proposed Hickey Street subdivision drainage area and the feasibility of this being included with the Pitt River Road Area or what alternative can be proposed.

Carried

It was suggested by Co. Clarke that a report be received from Dr. Wylde as to the necessity of sewers within the Stage VI Sewer Area and it be presented to the Sanitation Committee.

The report of the Stage VI Sewer Programme, being dependent on the foregoing resolutions, was then tabled until the next meeting of the Sanitation Committee to be held on Thursday, July 15th, 1965, at 7:30 p.m. or the nearest alternative date.

Reeve Christmas suggested that an easement for the property owned by Mr. Albert on the corner of Nelson Street and Brunette Avenue be obtained from the property immediately east of this property.

Moved by Co. Clarke seconded by Co. Filiatrault:
That Associated Engineering Services Ltd. recommendation of Central Excavating tender relative to the Cassan Subdivision on Thermal Drive and Pinecrest Avenue Phase II extension be accepted and that the portion of the subdivision falling into the Stage VI Area be included in the Stage VI programme.

Carried

Moved by Co. Clarke seconded by Co. Filiatrault:
That tenders be called relative to sewer extensions to accommodate subdivision as outlined in plans 8-1791A and 8-1923A and failing the feasibility of these extensions at this time, that the installations of temporary cedar boxes be approved until these extensions can be made.

Carried



- continued -

Moved by Co. Clarke seconded by Co. Filiatrault:
That the owner of Lot 28, D.L. 370, Plan 26061 being 825 Prospect Street is not to be exempt from the yearly charge for sewers even though he has already paid for a connection from the private line fronting his property and that the \$36.00 yearly charge be included in his taxes in the normal manner.

Carried

Moved by Co. Clarke seconded by Co. Filiatrault:
That relative to the 1026 Trailer Court and the Department of Municipal Affairs as presented by Mr. Harris, that a letter be relayed to the Department of Municipal Affairs stating that the Municipality is aware of the situation referred to and advise them what portions of this property can be serviced by sewers.

Carried

Moved by Co. Clarke seconded by Co. Filiatrault:
That Mr. H. J. Harrison, 574 Brookmere Avenue, New Westminster, B.C. be reimbursed the amount of \$55.00 for the inconvenience and additional expense caused him due to an error in the Municipal records as to the location of his sewer connection.

Carried

Moved by Co. Filiatrault seconded by Co. Clarke:
That the meeting adjourn.

Carried

.....Chairman





*Co. Clarke
Co. Ham
subject
to inclusion
section B.*

SANITATION COMMITTEE MINUTES

July 21, 1965.

A meeting of the Sanitation Committee was held in the Municipal Council Chambers on Thursday, July 22nd, 1965 at 7:30 p.m. with Chairman Co. Vallance, Co. Clarke, Mr. R. LeClair and Mr. H. F. Hockey in attendance.

The purpose of the meeting was to further consider the Stage VI Sanitary Sewer report.

Mr. LeClair circulated a report that indicated the merger rate which could be anticipated in the event that Stage I to V were merged with the proposed Stage VI.

Five schedules were included in this report as follows:-

- (A) Comparative estimated cost per unit for each of Stages I to V inclusive.
- (B) Cost per lot per year which would result from the undertaking of the entire proposal as detailed in Associated Engineering Services Ltd. report.
- (C) Cost per lot per year for the Pitt River Road Area and the Miller Park Area.
- (D) Effect of Stage VI being merged with Stages I to V.
- (E) Effect of merging the Miller Park Area only with Stages I to V.

Copies of these schedules are attached to these minutes for convenience.

Moved by Co. Clarke seconded by Co. Vallance:
That the Municipal Council proceed with the Miller Park Area only of the proposed Stage VI scheme and that in anticipation of land subdivision in this area, that the necessary sewer connections to accommodate the future subdivision development be installed as part of this project.

Carried

Moved by Co. Clarke seconded by Co. Vallance:
That Mr. R. LeClair and Mr. H. F. Hockey examine our budget position with a view to determining if there are evidences of surpluses which would enable the purchase of the Sewer Cleaning machine with suitable adjustment being made to the revised budget in November.

Carried

Moved by Co. Clarke seconded by Co. Vallance:
That Mr. L. P. Belisle be permitted to have a temporary septic tank at 616 Hillcrest Street as this property is in the Stage V Extension area.

Carried

Moved by Co. Vallance seconded by Co. Clarke:
That the survey posts on Lot 17 of Block 14, D.L. 3 Etc., owned by Mr. W. Pallen of 715 Rochester Avenue be replaced as the complainant stated they were destroyed by Tide Bay Company during sewer construction and they have been unsuccessful in having them replaced by the Contractor.

Carried

- continued -

Co. Clarke directed that a letter be sent to our Consultants, Associated Engineering Services Limited stating that in future their field inspectors exercise greater effort in assuring that our Sewer contractors replace lost survey posts promptly as on several occasions the Municipal Sewer Department ultimately find themselves confronted with claims which by that time are virtually impossible to disprove.

The meeting then adjourned.

.....CHAIRMAN

SCHEDULE "B"

Stage VI Sewers

Gross cost per Associated's report	\$ 955,000.00
Amortization @ 5 3/4% 25 years	\$ 72,942.00
Potential future lots	578

Cost per lot per year indicated assuming

<u>Lots</u>	<u>Cost</u>
958 per report	\$ 76.14
1060 report plus possible growth	68.81
1170 " " " "	62.34
1280 " " " "	56.99
1390 " " " "	52.48
1536 ultimate	47.49

Net cost after Winter Works per Associated's report	\$ 832,000.00
Amortization @ 5 3/4% 25 years	63,547.00

Cost per lot assuming

<u>Lots</u>	<u>Cost</u>
958 per report	\$ 66.33
1060 report plus possible growth	59.95
1170 " " " "	54.31
1280 " " " "	49.65
1390 " " " "	45.72
1536 ultimate	41.37

SCHEDULE "C"

Stage 6

Broken Down

	<u>Pitt River Road</u>	<u>Miller Park</u>
Gross cost	\$ 322,000.00	\$ 633,000.00
Amortization @ 5 3/4% 25 years	\$ 24,594.00	\$ 48,348.00
Potential future lots	50	528

Cost per lot per year indicated assuming	<u>Lots</u>	<u>Cost</u>	<u>Lots</u>	<u>Cost</u>
per report	300	\$ 81.98	658	\$ 73.48
report plus possible growth	310	79.33	750	64.46
" " " "	320	76.86	850	56.88
" " " "	330	74.53	950	50.89
" " " "	340	72.33	1050	46.04
ultimate	350	70.27	1186	40.77

Net cost	\$ 281,000.00	\$ 551,000.00
Amortization @ 5 3/4% 25 years	\$ 21,462.00	\$ 42,085.00

Cost per lot per year indicated assuming	<u>Lots</u>	<u>Cost</u>	<u>Lots</u>	<u>Cost</u>
per report	300	\$ 71.54	658	\$ 63.96
report plus possible growth	310	69.23	750	52.11
" " " "	320	67.06	850	49.51
" " " "	330	65.04	950	44.30
" " " "	340	63.12	1050	40.08
ultimate	350	61.32	1186	35.48

SCHEDULE "D"

Effect of Merging Stage VI Sewers with Stages I to V
at Various Levels of Stage VI Development

Stage VI level of development	<u>958 lots</u>	<u>1,060 lots</u>	<u>1,170 lots</u>	<u>1,280 lots</u>	<u>1,390 lots</u>	<u>1,536 lots</u>
Merged rate indicated						
- Gross cost basis	\$ 37.56	\$ 37.05	\$ 36.51	\$ 35.99	\$ 35.48	\$ 34.88
- Net cost basis	\$ 36.29	\$ 35.79	\$ 35.27	\$ 34.77	\$ 34.28	\$ 33.69

SCHEDULE "E"

Effect of Merging Miller Park only to Stages I to V Sewers

at Various Levels of Development

Miller Park level of development	<u>658 lots</u>	<u>750 lots</u>	<u>850 lots</u>	<u>950 lots</u>	<u>1,050 lots</u>	<u>1,186 lots</u>
Merging rate indicated						
- Gross cost basis	\$ 35.68	\$ 35.22	\$ 34.74	\$ 34.26	\$ 33.80	\$ 33.20
- Net cost basis	\$ 34.79	\$ 34.35	\$ 33.87	\$ 33.41	\$ 32.96	\$ 32.37

Thursday, September 30th, 1965



SANITATION COMMITTEE

A Meeting of the Sanitation Committee convened in the Council Chambers of the Municipal Hall, 1111 Brunette Avenue, New Westminster, B. C. on Thursday, September 30th, 1965 at 7:30 p.m. to decide complaints against sewer rental charges levied under By-Law No. 1216 and the authority given to this Committee under Sub-section 6 of the said by-law. The following members of Council and staff were present: Chairman, Co. Vallance; His Worship Reeve Christmas, Co. J. P. Clarke, Co. Butler, the Municipal Clerk, the Assessor, and Mr. Godin and Mr. Protheroe, Appraisers.

Mr. Stiglish, operator of the Four Acres Trailer Court, complained of laundry charge to his trailer court under Appeal No. 2.

Moved by Co. Butler, seconded by Co. Clarke:

That the laundry charge be applied for only two months of the year covering July and August when the tourists are filling the court and using the conveniences the greatest amount of the time.

Carried

Mr. Stiglish complained of trailer bay charges under this by-law.

Moved by Co. Clarke, seconded by Co. Butler:

That the charges levied under By-Law No. 1216 shall stand.

Carried

Mr. Tangedal, owner of the Willow Trailer Court, complained of trailer bay charges and laundry charges under Appeal No. 3.

Moved by Co. Butler, seconded by Co. Clarke:

That the laundry charge be excluded, save and except two months, July and August for tourist reasons mainly and that the trailer bay charges stand.

Carried

Appeal No. 1, Atlas Mutual Holdings Ltd. re Maillardville Shopping Centre discontinuing of coffee shop.

Moved by Co. Clarke, seconded by Co. Butler:

That the classification change of the coffee shop for the last four months of 1965 or as long as the use is discontinued as a coffee shop, be recognized by the Assessment Department in their levy.

Carried

Appeal No. 4, E. C. Moore Poultry Plant, 640 Robinson Street, regarding classification of the killing plant and Paragraph 7 plus the standard charge of the by-law.

Moved by Co. Clarke, seconded by Co. Butler:

That the sewer charge stand.

Carried

Mrs. A. Burden, 1028 Como Lake Avenue, Appeal No. 5, complained of only one sewer hook-up for her two units when the rear building should be connected to the Grover Street line to save an easement.

Moved by Co. Clarke, seconded by Co. Butler:

That if a connection is available in the future lane that she be charged for that connection, otherwise, no service charge be made and no service supplied the second house.

Carried

K. K. Reid on behalf of L. Decerni, Appeal No. 6, classification of two units.

Moved by Co. Clarke, seconded by Co. Butler:

That one unit charge and classification for one unit be recognized.

Carried

Mr. Robert Smith re classification of suite in which he states that the premises is used solely for a one family dwelling.

Moved by Co. Butler, seconded by Co. Clarke:

That his declaration of reclassification to a one family residence be acceptable.

Carried

Victor Buhler, 1032 Como Lake Avenue, Appeal No. 8, against the classification as two dwellings.

Moved by Co. Clarke, seconded by Co. Butler:

That the declaration that he made of a one family dwelling be accepted and so charged as reclassified.

Carried

Moved by Co. Butler, seconded by Co. Clarke:

That the following Assessment Department recommendations be approved as submitted.

DELETE

FROM

TO

Roll #2338	1 str., 2 Units	1 str., 1 Unit Declaration
Roll #575	1 str., 2 Units	1 str., 1 Unit Declaration
Roll #15995	2 str., 2 Units	1 str., 1 Unit Declaration
Roll #2178	1 str., 2 Units	1 str., 1 Unit Declaration

CHANGES

FROM

TO

Roll #4556	Garden Shop 1861 Sq. ft.	Garden Shop 1471 Sq. ft.
Roll #15545	1 Str., 1 Cafe, Billiard Hall 4182 Sq. ft.	1 Str., 1 Cafe, Billiard Hall 3382 Sq. ft.

Carried

Moved by Co. Butler, seconded by Co. Clarke:

That Mrs. Comeau, 1008 Delestre Avenue, be charged for one lot as serviced and exempt for the unserviceable property.

Carried

Moved by Co. Clarke, seconded by Co. Butler:

That where lots are not suitable for building that they be exempt for sewerage such as G.D. Bishop, Roll #3186, Lot 3, Blk. 24, Pts. 1 & 16, Plan 1481 and E.S. Knight, Roll #21050, Lot 20 of 2, Blk. 3, D.L. 364, Plan 16256.

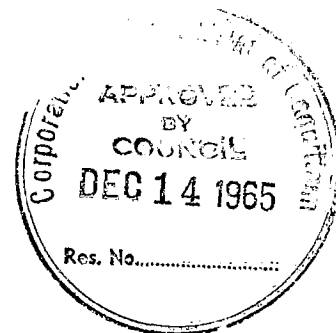
Carried

Moved by Co. Butler, seconded by Co. Clarke:

That the meeting adjourn.

Carried

..... CHAIRMAN



SANITATION COMMITTEE MINUTES

November 10th, 1965.

A meeting of the Sanitation Committee was held in the Municipal Council Chambers on Wednesday, November 10th, 1965, at 7:30 p.m. with Chairman Co. Vallance, Co. Clarke, Co. Filiatrault, G. Petrie, and H. F. Hockey being in attendance. Mr. J. Tudor and Mr. W. Atwood of Associated Engineering Services; and Mr. Buchanan and Mr. Lefevre of Interior Contracting Ltd. were also present.

The meeting was called as a result of a request by our Consultants and our Contractor to allow the Contractor an opportunity to summarize his work on the two sewer contracts for Stage V in the hope that it may serve as an explanation to some of the criticisms experienced on these contracts.

Mr. Buchanan stated that his Company had lost considerable money on these contracts which could be attributed to poor bidding, adverse weather conditions, and difficulty in securing capable supervisory personnel. He went on however to say even though the Company had lost money, he wished to make every effort before leaving to assure that the Municipality was as satisfied as possible with the work done. He was most concerned with the holdback which represented a substantial sum of money and inquired as to what would be the best means to expedite its release.

Mr. Buchanan stated that in some instances it was next to impossible to get release forms from some owners of property upon which an easement was required. He pointed out that according to the Contract, this holdback necessitated presentation of release forms from all owners and requested some assistance to this particular problem. Mr. Buchanan stated that the Contract was complete with the exception of some cleanup, the installation of the Peplow easement, and the Major easement and it was anticipated this work would be done shortly. He requested that a final inspection be made as soon as possible so that a date of acceptance could be established so as to hasten the release of the holdback.

Moved by Co. Clarke seconded by Co. Filiatrault:

That in respect of owners upon whose property the sewer was installed and although the land has been reinstated to a reasonable condition and yet the owner still refuses to sign the release, that it be inquired of the Municipal Solicitor whether the release requirements can be fulfilled if a letter is sent to the said owners stating that the Municipality are of the opinion that their land has been satisfactorily reinstated and that if no acknowledgement is received, their silence will be considered as approval.

Carried

Moved by Co. Clarke seconded by Co. Filiatrault:

That a date of acceptance for the Stage V Sanitary Sewers, Contracts 1 & 2 be established as October 15th, 1965, and recognizing that all work is not yet complete that our Municipal representative together with our Consulting Engineer and Contractor go over both contracts with a view to permitting a recommendation for the release of the portion of the holdback following the statutory 40 day time limit.

Carried

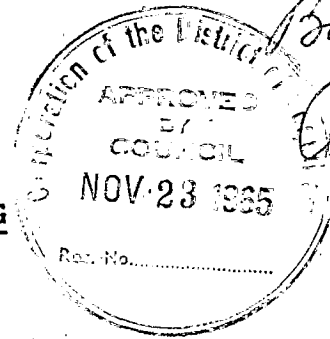
Moved by Co. Filiatrault seconded by Co. Clarke:

That the meeting adjourn.

Carried

.....Chairman.

Thursday, November 18th, 1965.



TENDER OPENING

At 5:00 p. m. on November 18th, 1965 the following contracts were opened and referred to Associated Engineering Services Ltd. for analysis and report.

STAGE VI SEWER TENDERS

CONTRACT 2

	<u>Contract Price</u>	<u>Winter Works Payroll</u>
Fownes Constr. Co. Ltd.	\$319,807.71	\$128,000.
H. B. Contracting Ltd.	\$326,838.22	\$120,000.
Interior Contracting Co. Ltd.	\$360,194.35	\$110,000.
Tide Bay Dredging Co. Ltd.	\$361,703.76	\$151,200.
United Contractors Ltd.	\$368,677.16	\$140,000.