



## The Corporation of the Town of Tecumseh

Public Works & Engineering Services

**To:** Mayor and Members of Council

**From:** Phil Bartnik, Director Public Works & Engineering Services

**Date to Council:** June 28, 2022

**Report Number:** PWES-2022-27

**Subject:** Amendment to the 2022 PWES Capital Works Projects  
Tecumseh Secondary Plan Area – Northwest Water &  
Wastewater Infrastructure Projects

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### Recommendations

It is recommended:

**That** the Tecumseh Hamlet Secondary Plan Area – Northwest Water & Wastewater Infrastructure Projects **be added** to the 2022 Public Works & Engineering Services Capital Works Projects;

**And that** expenditures for the completion of detailed engineering design for the Tecumseh Hamlet Secondary Plan Area – Northwest Water & Wastewater Infrastructure Projects, **be authorized and funded from:**

- \$300,000 from the Watermain Reserve Fund
- \$720,000 from the Wastewater Sewer Reserve Fund;

**And further that** the project management costs of \$40,000 for 2022 and \$500,000 for 2023, to assist with the delivery of the 2022 and 2023 Public Works & Engineering Services Capital Works Projects as contained within the May 5, 2022 Special Council Meeting Presentation, including the Tecumseh Hamlet Secondary Plan Area – Northwest Water & Wastewater Infrastructure Projects, **be authorized and funded from:**

- \$135,000 from the Road Lifecycle Reserve
- \$135,000 from the Watermain Reserve Fund
- \$135,000 from the Wastewater Sewer Reserve Fund

- \$135,000 from the Storm Sewer Lifecycle Reserve;

## Executive Summary

The purpose of this report is to obtain Council approval to amend PWES-2022-03, 2022 Public Works & Engineering Services Capital Works Projects to include the detailed design for the Tecumseh Hamlet Secondary Plan Area – Northwest Infrastructure Projects as well to allocate funding for project management resources in 2022 and 2023 as outlined in the May 5, 2022 Special Council Meeting PWES Capital Plan 2023-2031 Presentation to Council.

## Background

At the January 25, 2022 Regular Meeting of Council, the members approved the Public Works & Engineering Services 2022 Capital Works Projects in report [PWES-2022-03](#) (Motion: RCM-23/22).

At the March 29, 2022 Special Meeting of Council, the members received the Public Works & Engineering Services [Capital Priorities 2023-2031 Presentation](#) and passed Motion: SCM-13/22, which reads as follows:

**That** the Public Works & Engineering Services presentation on PWES Capital Priorities 2023 to 2031, **be received**;

**And that** Administration **be directed** to review, refine and report back to Council with recommended scenarios based on the following:

- Council comments provided during the March 29<sup>th</sup> Special Council Meeting; and
- Administration's recent engagement and communications with various landowners and developers located within strategic growth areas.

At the May 5, 2022 Special Meeting of Council, the members received the Public Works & Engineering Services [Capital Priorities 2023-2031 Presentation](#) and passed Motion: SCM-15/22, which reads as follows:

**That** the May 5, 2022 Public Works & Engineering Services presentation on PWES Capital Priorities 2023 to 2031, **be received**;

**And that** Administration **be directed** to incorporate the recommended hybrid scenario as part of the 2022 and 2023-2027 PWES Capital Works Plan(s) for Council's consideration;

**And further that Administration be directed** to report back to Council with any updates on grant funding opportunities, special projects or further discussions with or actions taken by stakeholders that may impact the implementation of the hybrid scenario infrastructure as set out in the May 5, 2022 presentation.

The recommended hybrid scenario as presented at the May 5, 2022 Special Council Meeting addresses the strategic priorities of growth and economic development and Council approved mandates, and includes:

- Development and growth within the Tecumseh Hamlet Area;
- Industrial (re)development and growth in Oldcastle;
- Development and growth within the Manning Road Secondary Plan Area;
- Diversification of development and growth within multiple areas, including residential and industrial;
- Implementation of grant funding projects (climate change/flood mitigation, active transportation);
- Coordination with the County of Essex Infrastructure projects (water & wastewater);
- General projects, including asphalt program, bridge & culvert maintenance, sidewalk repairs, water and sanitary maintenance, etc.

## **Water and Wastewater Master Plan, 2018 Update**

At the March 10, 2020 Regular Meeting of Council, the members adopted the Water and Wastewater Master Plan Update, 2018 (Motion: RCM-87/20). The 2018 Update built on the previous work undertaken as part of the 2002 Master Plan, the 2005 Master Plan Addendum, and the 2008 Master Plan Update. The 2018 Master Plan Update is a critical component in the committed approach to providing sustainable services and forms a new framework and vision for the water and wastewater servicing needs for the Town to 2038 and beyond.

The 2018 Master Plan Update identifies an updated servicing strategy with proposed capital costs of \$30.56M and \$57.64M for water and wastewater respectively. The recommended water project W-1 and wastewater projects WW-1 and WW-2 are located through the Tecumseh Hamlet West Planning Area between County Road 22 and the CP Rail (see Attachment 1). This infrastructure will strengthen the Town's water distribution system and provide water and wastewater servicing for new development lands within the Tecumseh Hamlet Secondary Plan Area.

## Comments

### **Tecumseh Hamlet Secondary Plan, Municipal Class Environmental Assessment and Functional Servicing Study**

Council has previously authorized Administration to undertake various initiatives to move forward with the Tecumseh Hamlet Secondary Plan area, which included the completion of a stormwater management analysis, finalizing the final road network and commencing the Municipal Class Environmental Assessment (Class EA) and Functioning Servicing Report (FSR), which would run concurrently with the related planning, land use and concept plan process for the Tecumseh Hamlet Secondary Plan.

Work has progressed on these initiatives, including coordination with the City of Windsor and the Essex Region Conservation Authority with other ongoing studies within the area that impact the servicing design, including the 'City of Windsor Sandwich South Master Servicing Report' and the 'Little River Watershed Floodplain Mapping Project'. Administration and the Consultants are continuing work in 2022 and aim to have the planning and engineering studies completed by Q1 of 2023.

### **Tecumseh Secondary Plan Area – Northwest Water & Wastewater Infrastructure Projects**

At both the March 29, 2022 and May 5, 2022 Special Council Meetings (SCMs) on the Public Works & Engineering Services Capital Priorities 2023-2031, Council identified initiating development and growth within the Tecumseh Hamlet as a high priority.

The recommended hybrid scenario identified water and wastewater infrastructure projects to commence in the northwest area of the Tecumseh Hamlet between 2023 to 2026. This infrastructure would help facilitate development along the Banwell Road corridor (north of CP Rail) as well as provide sanitary relief that would allow the area along the Manning Road corridor (south of CP Rail) to develop. These areas of the Tecumseh Hamlet are denoted as Areas 1A, 1B and 3 within the May 5, 2022 SCM Presentation (see Attachment 2). The water and wastewater infrastructure includes the projects identified in the Town's Water & Wastewater Master Plan, 2018 Update, being:

- West Tecumseh Watermain (W-1)
- West Tecumseh Sanitary (WW-1)
- Diversion Sanitary Sewer (WW-2)

Approval and funding allocation in 2022 for the Tecumseh Hamlet Secondary Plan Area – Northwest Water & Wastewater Infrastructure Projects and project management will position Administration strategically to continue with the detailed engineering design of critical infrastructure to help facilitate development within the area once the Tecumseh Hamlet Secondary Plan is completed in Q1 of 2023.

## Project Management of the PWES Capital Priorities 2023-2027

The recommended hybrid scenario as presented at the May 5, 2022 Special Council Meeting has been structured for proposed capital expenditures at 156% (\$15.10M annually) of the Town's past 10-year average (\$9.67M annually) for Public Works & Engineering Services. It also highlighted the need for extraordinary resources (staffing, financial, consulting services and construction) above the current annual PWES capital program. An annual cost of \$500,000 was identified as part of the recommended hybrid scenario for project management and support for the PWES capital works plans.

The allocation of project management and support funding at this time for 2022 and 2023 will strategically position the Town to ensure the required staffing resources are in place for the seamless continuity with current and planned projects related to growth and economic development.

## Consultations

Chief Administrative Officer  
Development Services  
Financial Services

## Financial Implications

### Tecumseh Secondary Plan Area – Northwest Water & Wastewater Infrastructure

The estimated costs for the Tecumseh Secondary Plan Area – Northwest Water & Wastewater Infrastructure Projects are as follows:

Funding Source	Construction	Engineering	Contingency	Total	2022 / 2023	Future Costs
Watermain Reserve Fund	\$3,102,000	\$536,700	\$434,700	\$4,073,400	\$300,000	\$3,773,400
Wastewater Sewer Reserve Fund	\$7,513,000	\$1,338,700	\$1,036,200	\$9,887,900	\$720,000	\$9,167,900
<b>Totals</b>	<b>\$10,615,000</b>	<b>\$1,875,400</b>	<b>\$1,470,900</b>	<b>\$13,961,300</b>	<b>\$1,020,000</b>	<b>\$12,941,300</b>

The Town's 2019 Development Charges (DC) Background Study and associated By-Law identified the attributable costs for water project W-1 and wastewater projects WW-1 and WW-2 that would be funded through DCs. This relates to 95% of W-1 (\$285,000), 85% of WW-1 (\$484,500) and 30% of WW-2 (\$45,000) with respect to the requested 2022/2023 funding allocation.

This relates to an estimated \$285,000 which will be recoverable from the Town's DC Water Reserve Fund and an estimated \$529,500 which will be recoverable from the Town's DC Wastewater Reserve Fund. Both DC Reserve Funds are currently in a deficit position and at this time the project will be funded through the Watermain and Wastewater Sewer Reserve Funds.

### **Project Management**

The estimated costs for project management and support are \$40,000 for 2022 and \$500,000 for 2023 which will be funded equally (\$135,000 each) from the Road Lifecycle Reserve, the Watermain Reserve Fund, the Wastewater Sewers Reserve Fund and the Storm Sewer Lifecycle Reserve.

## Link to Strategic Priorities

Applicable	2019-22 Strategic Priorities
<input checked="" type="checkbox"/>	Make the Town of Tecumseh an even better place to live, work and invest through a shared vision for our residents and newcomers.
<input checked="" type="checkbox"/>	Ensure that Tecumseh’s current and future growth is built upon the principles of sustainability and strategic decision-making.
<input type="checkbox"/>	Integrate the principles of health and wellness into all of Tecumseh’s plans and priorities.
<input checked="" type="checkbox"/>	Steward the Town’s “continuous improvement” approach to municipal service delivery to residents and businesses.
<input checked="" type="checkbox"/>	Demonstrate the Town’s leadership role in the community by promoting good governance and community engagement, by bringing together organizations serving the Town and the region to pursue common goals.

## Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Phil Bartnik, P.Eng.  
Director Public Works & Engineering Services

Reviewed by:

Brian Hillman, MA, MCIP, RPP  
Director Development Services

Reviewed by:

Tom Kitsos, CPA, CMA, BComm  
Director Financial Services & Chief Financial Officer

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1	Figure ES-1 & ES-3 from the Water & Wastewater Master Plan, 2018 Update
2	Slide 15 of the May 5, 2022 SCM Presentation – PWES Capital Priorities