



**Village of Rycroft
Request for Decision**

Council Meeting Date: July 18, 2023

TOPIC: Disposal of Waste Material from the East Side Paving Project

RECOMMENDED ACTION: That Council direct that administration determine a private sector location for this material and advise our Engineer and Contractor of that site, and then enter into an agreement with the owner of that location to take possession of that material on an “as is” basis.

BACKGROUND: At the July 5 Regular Meeting of Council, Council gave direction to administration to get a cost on the project of stripping the topsoil off part of the Crossroads Industrial subdivision lot 9 located at 4913 41 street for the purpose of storing the gravel surplus pile and the dirt pile currently located at the water treatment plant.

In our contract with Wapiti Gravel Suppliers, we noted that the Village would designate a disposal site within the Village boundaries. No other specifics were provided, but this was done to assure bidders that there was going to be a disposal site within certain travel distances. Otherwise, there could be excessive costs the contractor would have in having to transport the material to a further away location, and these costs would be passed onto us, so we want to avoid that.

At this time, we have been given three options:

- 1) Amanda Lowe/Landrace Realty want to use the material for general grading on their newly purchased site in the Northwest Industrial Subdivision southwest of the Water Treatment Plant.
- 2) Wanham Trucking wants to haul the material to their site in the Crossroads Subdivision.
- 3) Council has directed Administration to review the option of stockpiling it on the Village owned lot in the Crossroads Subdivision.

Either of the first two locations are very good for the Village. Landrace Realty was the first to express interest and assisting her with the development of her new venture in Rycroft would benefit everyone involved. Wanham Trucking has a business, and if they are correct in their assessment that they will be the Wapiti subcontractor for this work, then they would benefit from having the designated site. In either case, the largest benefit of either of these 2 options accrues to Rycroft, as the Village would not have to deal with this waste material again.

For information, the facts are

- 1) Any usable, salvageable material from this project will be reused in an appropriate way.
- 2) All of the remaining material will be excavated and hauled to the designated disposal site.
- 3) This existing road material that cannot be reused as part of construction is unusable for several reasons. First, it is contaminated with gravel, rock, dirt, topsoil, oil bound material, plus all of the material that has been dropped on the roads by vehicles since they were first built.
- 4) While there may well be usable material in the mix, it is neither time nor cost effective to try and separate it for reuse.
- 5) The mix of materials and moisture contents makes it a poor choice for any structural purpose.
- 6) We are building a structure that is intended to last for over 20 years. We certainly do not want to place it on a poor foundation.

Pros and Cons for retaining ownership of the material and stockpiling it at the Village Crossroads site:

Pros:

- 1) The material is free.

Cons:

- 1) The material is free because it has no value to the Village.
- 2) The material is not suitable for a public building site any more than it is for a public road, as it is mixed, contaminated material that will not conform to specification for a public building site.
- 3) There is no plan in place for the Crossroads lot site. There is no building location plan, no survey, no utilities plan, etc. Therefore, it is very likely that the material would be stockpiled in a location where it would have to be moved again. This is not cost effective, especially if in the future we have to move it somewhere else again, as it is not usable for foundation material.
- 4) As there is no current plan, and the plans for this site are not in the foreseeable future. Especially considering that our immediate plan calls for us to use all of our borrowing power to build phase 2 of this paving project in 2024. Putting up a stockpile of poor material now for possible use maybe 5-20 years is definitely more of a liability than an asset. The chances of the stockpile being detrimental are greater than the chances of it providing benefits.
- 5) Should geotechnical or environmental guidelines change in the interim period, Rycroft could possibly end up with a pile of material that cannot be used for the intended purpose.
- 6) With a pile of material placed on the lot for sale, if a buyer comes along, they are likely to tell us to remove the pile as a condition of sale.

FINANCIAL IMPLICATIONS:

- The cost of placing the product anywhere is accounted for in the bid. If it is given away to one of the requestors, there is no extra cost.
- The cost to place it on our property then remove it somewhere else eventually could be significant depending on the amount of material. Based on the contract design, this could amount to 9,000 cubic meters or more. Based on dumping and spreading the material in a single 1 meter high layer, this volume would cover almost a hectare (about 2 acres). Cost estimates DO NOT include provisions for equipment to remain on site to manage stockpiling during the entire operation.

- The budget price cost to strip and pile the topsoil off lot 9 in the Crossroads Industrial Subdivision, based on contract volumes and an estimate from a local Contractor, would be between \$10,000 and \$15,000. THIS IS HIGHLY SPECULATIVE AS WE HAVE DONE NO TESTING TO DETERMINE THE AMOUNT OF TOPSOIL AND SUBSOIL THAT HAVE TO BE REMOVED PRIOR TO PLACING THIS MATERIAL.
- As this lot is only about 3 acres in size, the resulting topsoil and subsoil stockpiles will take up the remainder of the lot area. To the best of our knowledge, due to environmental regulations, this material must be properly separated and stored for future reclamation use. AGAIN, THIS IS HIGHLY SPECULATIVE AS WE DO NOT HAVE TEST RESULTS TO SHOW VOLUMES.
- It is also important to remember that more waste material will be produced during the 2024 project. This will be a higher number as both 49 and 52 streets have more surfacing type material that will further contaminate the overall stockpile. We will not have room on the crossroads lot 9 to stockpile this material separately so it will have to go on top of the 2023 material, further compromising the entire stockpile. Else we would use up another lot.
- As the plan is to use all of the Village existing debt limit to complete Phase 2 of this project, we need to save as much money as we can, always.

POLICY AND/OR LEGISLATIVE IMPLICATIONS: None.

ALTERNATIVE OPTIONS: 1. Incur the extra cost and put the pile on the Crossroads industrial lot

ATTACHMENTS: None.

Jim Uhl

Capital Projects Consultant

July 13, 2023

Date

Peter Thomas

Chief Administrative Officer

July 13, 2023

Date