

Sanitary and Storm Sewer Connection Agreement – Superior General Partner Inc. (ERCO Worldwide)

ISSUE

This report is to obtain City Council approval to enter into a Sanitary and Storm Sewer Connection Agreement to assign responsibility for the construction and payment of various servicing items for industrial property in the Marquis Industrial Area.

RECOMMENDATION

1. That the Sanitary and Storm Sewer Connection Agreement with Superior General Partner Inc. (ERCO Worldwide) adjacent to Wanuskewin Road in the Marquis Industrial Area covering a portion of NW1/4 Sec. 23-37-5-W3M, SE1/4 Sec. 26-37-5-W3M, Parcel F, Plan No. 101456303 and SW1/4 Sec. 26-37-5-W3M, 4050 Wanuskewin Road be approved; and
2. That His Worship the Mayor and the City Clerk be authorized to execute the Agreement under the corporate seal.

BACKGROUND

The Marquis Industrial Area was previously approved by City Council. When a developer within the area requests to extend City services, it is a requirement to enter into a Connection Agreement with the City. Superior General Partner Inc. has requested to connect into the City's Sanitary and Storm Sewer municipal system to facilitate their operations for a portion of their developed site. The connection will allow the developer to discharge directly into the City's system rather than hauling effluent offsite.

DISCUSSION/ANALYSIS

The Administration is recommending that an agreement be entered into with Superior Partner Inc. to cover the development of a portion of "the lands" including payment of development fees, subject to the following, which includes, both standard and non-standard clauses which are necessary due to the unique nature of the development, and have been agreed upon by the owner:

Standard Items:

1. That the prepaid service rates be such rates as the Council of the City of Saskatoon had in general force and effect for the 2017 season at the time the agreement was in negotiations.
2. If additional lands on the overall site are developed in the future, the current prepaid service rates at that time will be charged.

Non-Standard Items:

1. The Developer is constructing the direct municipal services that will connect to a defined area noted as “the lands” that will be allowed to discharge a predetermined rate of sewage flow.

FINANCIAL IMPLICATIONS

The funding for any construction that is the responsibility of the City of Saskatoon is self-supporting and approved in the Prepaid Capital Budget within Project #748-1- Land Dev't Gen Admin old Areas.

OTHER IMPLICATIONS

The recommendation will have land use and greenhouse gas emission implications associated with development of an infill site. The overall environmental impacts of developments have not been quantified at this time.

NEXT STEPS

The project is expected to be completed during the 2020 construction year.

APPENDICES

1. Sanitary and Storm Servicing Agreement – The City of Saskatoon and Superior General Partner Inc.

Report Approval

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Approved by: Terry Schmidt, General Manager, Transportation & Construction