

COMMUNICATION 131027

Received From: Dave Young, Director of Public Works
Addressed To: Committee of the Whole
Date: February 4, 2020
Topic: Gemmill St. Retaining Wall Repairs

SUMMARY

A retaining wall is located along the Mississippi River in the area of the property located at 11 Gemmill Street and the Gemmill Street right of way. Damage occurred to this retaining wall as a result of spring flooding and in order to rectify this dangerous situation work needed to be undertaken to stabilize the wall. As the Town is responsible for the portion of the wall adjacent to the Gemmill Street right of way, and as this work was not a budgeted item, Staff is seeking Council's approval to fund this work.

BACKGROUND

Staff were approached by the property owner of 11 Gemmill St. last summer to make the Town aware of a dangerous situation at the end of Gemmill Street which occurred as a result of spring flooding which caused damage to an existing shoreline retaining wall. This retaining wall extends across both the end of the Gemmill Street right of way and the private property of 11 Gemmill Street

COMMENTS

The damage created an unstable condition that could have potentially impacted both the Town's road and storm sewer infrastructure in that location and the property owner's home. In fact, the greatest portion of the retaining wall extends across the 11 Gemmill Street property and is therefore the responsibility of the property owner.

Prior to contacting the Town, the property owner had already had communications with various agencies that had jurisdiction over the repairs and had already commenced the application process. The property owner asked if the Town would be willing to participate in this project as the existing wall was one continuous structure and it was logical to undertake a reconstruction in a similar manner and at the same time.

Town Staff indicated that this was an unusual situation and should be considered an emergency in terms with moving forward as quickly as possible to ensure a stable condition was restored. It was also determined that the Town is responsible for the portion of the retaining wall supporting municipal infrastructure and it was reasonable to apportion costs associated with the right of way to the Town.

The property owner was willing to continue to act as a project manager and proceed with the approval process on behalf of both parties and ultimately assign the work to a qualified contractor as failure to move quickly could have had catastrophic consequences, especially for the homeowner.

The Mississippi Valley Conservation Authority was the primary approval agency relating to the proposed replacement of the wall and a number of submissions were required in advance of permit issuance. All required reports were provided by appropriately qualified professionals and ultimately the permits were issued with a number of conditions to be implemented during construction which included confirmation of installation in conformance with the approved design.

The work was completed late in 2019 and all supporting documentation relating to compliance with permit conditions have been provided by the property owner.

FINANCIAL IMPLICATIONS

The costs associated with this work along with supporting documentation have been provided by the property owner and reviewed by staff and they have been found to be in accordance with agreed upon terms. The Town's portion for these repairs is \$11,570.81.

As this project was not budgeted in the 2019 budget, staff recommend that budget deviation of \$11,570.81 be paid out of the Town's overall 2019 surplus position if possible, and if not, be paid from reserves.

STAFF RECOMMENDATION

THAT the budget deviation of \$11,570.81 for the emergency repairs to the Gemmill Street Retaining Wall be funded from the Town's overall 2019 surplus position, if possible and if not, from reserves.