

maintenance work on lagoon cells.	maintenance activities
Biochemical Oxygen Demand and Carbonaceous Biochemical Oxygen Demand trend analysis	Submitted
Sludge Management Plan	Submitted
Solid Waste Disposal Facility Drainage Study	Submitted
Solid Waste Disposal Facilities Operations Report to measure, defines, and identifies the remaining lifespan of the facilities and volumes of Waste the facilities can accept.	Submitted
Snow Disposal Plan	Within 90 days of issuance of the Water License (Submitted)
Review of the Snow Disposal Plan and submission of updates/revision.	Annually – Annual Reporting Requirement
Inspection of constructed berms, dykes, and dams within the Sewage Disposal Facility.	Once every two years during the summer season by an Engineer
As-built plans and Record Drawings of the Sewage Disposal Facilities, lagoon and associated structures, sludge storage area, Solid Waste Facilities, and Biotreatment	Within six months of issuance of the Water License

Pad.	(Submitted)
A surveyed description of the wetland and associated structures that comprise part of the Sewage Disposal Facilities	Within six months of issuance of the water Licence (Submitted)
Notification of Modification	60 days prior to the proposed Modification
Modifications to Water Supply Facilities and Waste Disposal Facilities	
Interim Closure and Reclamation Plan for the Solid Waste Disposal Facility	Within 90 days of completion of the Modifications
Final Closure and Reclamation Plan	At least six months prior to abandoning any Waste Disposal Facilities
Final design drawings for the construction of any dams, dykes, or control structures	Prior to construction
As-built plans and Record Drawings	Within 90 days of completion
Updated plan for the operation and maintenance of the Waste Disposal Facilities (Note that this can be one plan or one plan for each Facility.)	Within three months of issuance of the Water License (Under Revision)
Review of Operation and Maintenance Plan and submission of updates/revision	Annually – Annual Reporting Requirement

	<p>Spill Contingency Plan in accordance with Indian and Northern Affairs Canada's 2007 "Guidelines for Spill Contingency Planning" Submitted</p> <p>Review of Spill Contingency Plan and submission of updates/revision Annually – Annual Reporting Requirement</p>
<p>ecoEnergy Funding Agreement</p>	<p><u>HRC 1407 - Water Treatment Plant (WTP) Biomass Heating Feasibility Study RFP</u></p> <p>One joint submission was received from Williams Engineering & Arctic Energy Alliance.</p> <p>A letter of award was issued on January 6th, 2015 and the start-up meeting occurred in Hay River on January 21st, 2015.</p>
<p>Lift Stations #1 & #2</p>	<p><u>Lift Station #1</u></p> <p>Outstanding deficiencies are being addressed.</p> <p><u>Lift Station #2</u></p> <p>Lift Station #2 has been commissioned and is now online; substantial completion has been achieved and a list of deficiencies is being gathered for the Contractor to remedy.</p>
<p>Servicing Standards</p>	<p>Public Works servicing standards are currently being reviewed and revised internally for implementation in February 2015.</p>
<p>Development and Building By-Law</p>	<p>The development standards used by the Town are currently being reviewed and revised for implementation in February 2015.</p>
<p>As and When Contracts</p>	<p>The As and When Contracts are under review and will be issued</p>

	in February for the 2015 – 2016 year.
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- The January O&M report is as follows:

Item	Level of Activity
Road Maintenance/Repairs	Sanding Roads
Vehicle and Equipment Maintenance	Regular vehicle maintenance New batteries for generator at the Water Treatment Plant New alternator and belt for Unit #3 Tire for backhoe
Sewer Inspection/Repairs	Operate Lift Stations Twice Daily Inspections Sewer flushing of mains Multiple freeze ups Clean floats at Lift Station #6
Water Inspection/Repairs	Operate Water Treatment Plant Service Connects/Disconnects As Required Meter Reading Weekly Sampling and Testing Twice Daily Inspection of Facilities Multiple Service Leaks
Facilities Inspections/Repairs and miscellaneous updates	Maintenance as required Backwash pump at WTP valve serviced

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

- Canadian Council of Ministers of the Environment (CCME)
- Mackenzie Valley Land and Water Board (MV2009L3-0005)
- Environment and Natural Resources Waste Management Guidelines
- Alberta Environment. (2010). *Standards for Landfills in Alberta*. Government of Alberta.
- EBA Engineering Consultants Ltd. (2010). *Town of Hay River Solid Waste Management Facility, Operations Plan*. Yellowknife, NT: EBA Engineering Consultants Ltd.
- Guidance Document on Federal Interim Groundwater Quality Guidelines for Federal Contaminated Sites, May 2010
- Bylaw 619 Garbage Collection
- Bylaw 1516 Collection of Tipping Fees
- Bylaw 1574 Town of Hay River Purchasing Policy

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

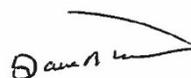
Prepared by:



Dustin Dewar
Civil Engineer Technician

Date: January 29th, 2015

Reviewed by:



David Steele
Senior Administration Officer

Date: January 29th, 2015

N/A

Prepared by:



Stacey Barnes
Executive Assistant

Date: January 29th, 2015

d) Sale of Industrial Lots

RECOMMENDATION:

**#15-043 MOVED BY: DEPUTY MAYOR JUNGKIND
 SECONDED BY: CLLR CANDOW**

THAT THE COUNCIL OF THE TOWN OF HAY RIVER approves the recommended lot pricing below for lots 2163, 2164, 2165, 2166 and 2167, Plan 4373 as noted below and that these lots be immediately advertised for sale.

CARRIED

BACKGROUND:

In the summer of 2014 the Town of Hay River undertook the subdivision of land on the south end of Dean Drive adjacent to the Hay River Speedway site. This subdivision is now complete and the 20 lots yielded from the sub-division are registered with land titles. The five (5) lots below are presently accessible from Dean Drive and can be put in inventory for sale.

The rationale for lot pricing is to add to the appraised value the cost to the Town with respect to the sub-division, appraisal and the cost to provide electric power to the lots. These costs and the recommended lot price are summarized in the table below. The recommended lot price is consistent with recent private sales in the area.

Industrial Lots

Lot #	Plan #	Area (ft ²)	Appraised Land Value	Surveying/ Sub-division Costs	Appraisal Costs	Electric Utility Service Costs	Total Lot Value	Recommended Lot Price
2163	4373	60,561	\$ 26,300	\$ 1,480	\$ 300	\$ 8,839	\$ 36,919	\$ 36,900
2164	4373	60,561	\$ 26,300	\$ 1,480	\$ 300	\$ 8,839	\$ 36,919	\$ 36,900
2165	4373	60,561	\$ 26,300	\$ 1,480	\$ 300	\$ 8,839	\$ 36,919	\$ 36,900
2166	4373	60,561	\$ 26,300	\$ 1,480	\$ 300	\$ 8,839	\$ 36,919	\$ 36,900
2167	4373	53,226	\$ 22,400	\$ 1,480	\$ 300	\$ 8,839	\$ 33,019	\$ 33,000

The table below details the appraised value of the land plus cost incurred by the Town. The total value listed below represents the appraised value of the land plus incurred costs. In this case, Administration is recommending a lot price set at \$2,000 below this value. The recommended price is consistent with pricing of recent private lots that have been offered for on Vale Island.

West Channel Lots

Lot #	Plan #	Area (ft ²)	Appraised Land Value	Surveying / Sub-division Costs	Appraisal Costs	Electric Utility Service Costs	Total Lot Value	Recommended Lot Price
1948	4177	15,102	\$ 9,600	\$ -	\$ 300	\$ 4,223	\$ 14,123	\$ 12,100
1949	4177	15,823	\$ 10,500	\$ -	\$ 300	\$ 4,223	\$ 15,023	\$ 13,000
1951	4177	15,102	\$ 6,600	\$ -	\$ 300	\$ 4,223	\$ 11,123	\$ 9,100
1952	4177	15,102	\$ 6,600	\$ -	\$ 300	\$ 4,223	\$ 11,123	\$ 9,100
1953	4177	15,102	\$ 6,600	\$ -	\$ 300	\$ 4,223	\$ 11,123	\$ 9,100

These prices do not include all applicable taxes.

COUNCIL POLICY / STRATEGY OR GOAL:

N/A

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

N/A

FINANCIAL IMPLICATIONS:

N/A

ALTERNATIVES TO RECOMMENDATIONS:

N/A

ATTACHMENTS:

N/A

