



Working together with our community

Council-In-Committee Meeting – April 12, 2022

Subject: Jaylin Crescent Resurfacing Options – Budget Amendment
Report Number: EIS 22-001
Division: Environmental and Infrastructure Services
Department: Engineering
Purpose: For Decision

Recommendation(s):

THAT Staff Report EIS 22-001, Jaylin Crescent Resurfacing Options – Budget Amendment be received as information;

AND THAT Council approve Option 3 as outlined within this report;

AND THAT Staff pursue an easement agreement for the existing storm outlet to ensure that road drainage has a legal and adequate outlet;

AND THAT Council enact a bylaw to dedicate Jaylin Crescent as part of a public highway within Norfolk County;

AND THAT the Approved 2022 Capital Plan be amended to include the resurfacing of Jaylin Crescent in the amount of \$69,000;

AND THAT funding for the resurfacing of Jaylin Crescent be provided by the \$60,000 included in the 2022 Levy Supported Operating Budget, and \$9,000 from Federal Gas Tax Reserve Fund.

AND THAT the Chief Administrative Officer be authorized to execute a contract with Coco Paving Inc. for the provisional item of Jaylin Crescent - Donjon Boulevard to Donjon Boulevard for Request for Tender **EIS-ENG-22-32 Urban Asphalt Rehabilitation, Hot Mix Asphalt** in the amount of \$67,595.00 (excluding HST);

Executive Summary:

This report is to provide Council with options for completion of road surface works on Jaylin Crescent in Port Dover. Staff are recommending Jaylin Crescent's existing gravel surface could be fine graded, and two lifts of asphalt applied. If approved, Norfolk County will execute a contract with Coco Paving Inc. for the provisional item of Jaylin

Crescent - Donjon Boulevard to Donjon Boulevard, which was included in the Tender EIS-ENG-22-32 Urban Asphalt Rehabilitation, Hot Mix Asphalt.

Discussion:

Jaylin Crescent is currently a gravel road in Port Dover. Single family homes, vacant lots and a commercial marina currently front Jaylin Crescent. On July 11, 1991, the Ontario Municipal Board (OMB) ruled on an appeal by the Jaylin Crescent marina property owner, filed in response to a Committee of Adjustment decision to not permit a variance that would allow construction on the marina property. The appeal was successful, and the variance permitted, contingent on (conditions paraphrased from the ruling):

- The applicant enter into an agreement with the municipality (at the time, Nanticoke) and the adjacent property owner for the maintenance of the unassumed street;
- Location and design of the structure to the satisfaction of the Long Point Region Conservation Authority;
- Repair or building of commercial vessels is prohibited;
- The repair shop is for repairs only, and not building of boats; and,
- No major repair work is to be done outside the repair shop.

An agreement was entered into on January 15, 1992 in response to the first condition. The agreement identified required road upgrades to be completed as well as ongoing maintenance activities that are to be performed. The terms of the agreement are to be in perpetuity or until the City of Nanticoke formally assumes and opens Jaylin Crescent.

On February 8, 2017, the Development and Cultural Services Department provided an update memo to Council on activities with respect to Jaylin Crescent. The need to provide this update was partially driven by proposed development on Jaylin Crescent and partially by citizen comments on the earlier OMB ruling and the agreement in place for road maintenance. The memo noted that notwithstanding the maintenance agreement with the property owners, the County had engaged in ongoing maintenance activities, including winter snow removal. Compensation from the parties to the agreement had not been sought. In September of 2017 a second maintenance agreement was entered into. The agreement was binding as per the terms of the first agreement in perpetuity or until Norfolk County formally assumes and opens Jaylin Crescent.

Recent Work on Jaylin Crescent

In 2021 a new 150 mm watermain was installed along the entire length of Jaylin to address water quality issues and increase fire protection.

There are currently two un-serviced vacant lots on Jaylin Crescent. Servicing for water would just require the developer to connect to the existing watermain. Servicing for

sanitary would require the developer to run a force main in the boulevard and connect into the existing sanitary system on Jaylin near Don John Boulevard.

Roads staff have indicated maintenance issues exist on Jaylin Crescent. Attention is required throughout the year to address pothole and dust complaints. Council has requested staff provide options for the upgrading this urban gravel road. The following four options are presented for consideration:

Option 1: Leave the existing gravel surface as is, with Roads to provide maintenance on an as needed basis. Costs would be included in existing Operations budget. The existing storm water inlet requires maintenance and there is no easement in place for the portion of the pipe and outlet which are located on private lands.

Option 2: Existing gravel surface could be fine graded, and two layers of Surface Treatment applied by Roads Staff. Costs would be approximately \$25,000 to complete the work. This option provides a hard-wearing surface but may require future maintenance due to the nature of the business located adjacent to the road. The existing storm water inlet requires maintenance and there is no easement in place for the portion of the pipe and outlet which are located on private lands.

Option 3: Existing gravel surface could be fine graded, and two lifts of asphalt applied. The cost of completing this option is \$69,000 and was included as a provisional item in the Request for Tender EIS-ENG-22-32, for completion of Norfolk County's Urban Asphalt Rehabilitation Projects for 2022 (See Financial Services Comments). This option provides a solid surface that should withstand the hauling of large boats by the local business located on Jaylin Crescent. The existing storm water inlet requires maintenance and there is no easement in place for the portion of the pipe and outlet which are located on private lands.

Option 4: Urbanize Jaylin Crescent to current county standards with curb and asphalt. Costs would be approximately \$300,000 to complete the work and would need to be designed and tendered. The existing storm water inlet requires maintenance and there is no easement in place for the portion of the pipe and outlet which are located on private lands.

Engineering staff is recommending Option 3 as it provides the best value and will alleviate the existing operational attention required from Roads staff. Additionally, staff also recommend that an easement for the existing storm outlet be pursued to ensure that surface drainage will have a legal and adequate outlet. If Council were to approve of this resurfacing option, the provisional item will be awarded to Coco Paving who had provided a cost of \$69,000 (Rounded, incl. Net HST) to complete the work.

Financial Services Comments:

As this report contains several options for Council's consideration, a summary of the options, the associated costs, and recommended funding source are included in the table below.

Table 1: Jaylin Crescent Options Summary

Option	Description	Capital Cost Estimate	Funding Source
1	Leave existing gravel surface as-is	\$0	N/A
2	Fine grade with two layers surface treatment applied	\$25,000	Tax Levy
3	Fine grade with two lifts of asphalt applied	\$69,000	Tax Levy + Federal Gas Tax Reserve Funds
4	Fully urbanize with curbs and asphalt	\$300,000	Debentures

Option 3 has been recommended by Environmental and Infrastructure Services staff, which is the focus of the commentary below.

The Approved 2022-2031 Capital Plan does not contain a budgetary allocation for the capital works related to Jaylin Crescent. This report for Council's consideration on the resurfacing of Jaylin Crescent was scheduled to go to Council in December of 2021, however, was pulled due to ongoing issues surrounding the land.

As the resurfacing of this road would represent a service level increase, staff's funding recommendation in the initial planned report, as well as this report, would be to fund this project from the Levy. Due to the time constraints surrounding the preparation of the 2022 Proposed Levy Supported Operating Budget and the scheduled presentation of the Jaylin Crescent resurfacing report to council, an allocation of \$60,000 (initial cost estimate) was included in the Approved 2022 Levy, in anticipation of funds being required in 2022 to complete this project. The 2022 Approved Levy also included an increased transfer to reserves of \$3,000 to maintain asset management fundamentals for the increased service levels.

The Approved 2022 Capital Plan includes the resurfacing of 7 streets in Norfolk County through the Annual Resurfacing Program, which is funded through Gas Tax Funds. The tender for these projects is being awarded to Coco Paving. Included in this bid was the provisional item for the completion of Jaylin Crescent (\$69,000 of the \$784,000 Bid). This provisional item would only be awarded and completed if Council were to approve of the recommendations within this report. The results of this tender were very favourable as described in the SOBAR report presented to Council on April 12th, 2022,

and as such, the balance of funding required (\$9,000) is recommended to be supported by the available Gas Tax Funding, as a result of the favourable bid.

In summary, if, if Council were to approve of the recommendation within this report, funding for this project be funded with the \$60,000 included in the 2022 Levy Supported Operating Budget, and the remaining \$9,000 be funded from the Federal Gas Tax Reserve Fund as mentioned above.

In addition, Engineering has noted that the existing storm water inlet requires maintenance. While no cost estimates have been provided to comment on the impacts to the County for assuming this work, it is anticipated that this can be completed within the annual operating budget.

If Council were to select an alternative method of resurfacing, the provisional item will not be awarded to Coco Paving, and the alternative sources of funding in Table 1 would be recommended.

Interdepartmental Implications:

The resurfacing of Jaylin Crescent will remove the ongoing grading, pothole and dust maintenance issues.

Consultation(s):

Operations Division

Strategic Plan Linkage:

This report aligns with the 2019-2022 Council Strategic Priority "Build and Maintain Reliable, Quality Infrastructure".

Explanation:

The resurfacing of Jaylin Crescent with asphalt will provide a quality surface and significantly reduce future maintenance costs.

Conclusion:

Engineering staff recommend Option 3 as it provides the most economical and durable solution for the roadway resurfacing. It is also recommended that an easement for the existing storm outlet be pursued to ensure that surface drainage will have a legal and adequate outlet. Staff also recommend that Council enact a bylaw to dedicate Jaylin Crescent as part of a public highway within Norfolk County. The dedication would cancel the existing maintenance agreements.

Attachment(s):

Map of Jaylin Crescent
Road dedication bylaw

Submitted By:
Bill Cridland
General Manager, Operations
For more information, call:
519-426-5870 ext. 2206

Reviewed By:
Al Meneses
Chief Administrative Officer
For more information, call:
519-426-5870 ext. 1225

Prepared By:
Mike King, CET
Director Engineering
For more information, call:
519-426-5870 ext.8012