



Date: July 7, 2026

Department: Administration

Presenter: Riley Hovorka, Town Administrator

Subject: Letter Agreements with Alpine Meadows Property Owners with Separated or Offset Joints and/or Minor Sewer Lateral Deformities

Purpose:

Staff request that Council consider approving two templates that will serve as the foundation for Letter Agreements with property owners in Alpine Meadows with separated or offset joints and/or other minor conditions. One template binds the Town to complete repair or replacement of the separated or offset joint at the time of development. The other template binds the Town to conduct maintenance and/or clear blockages in the event that they occur as a result of minor conditions.

Background:

On November 10, 2025, the Town was notified of a reported sewer blockage at a residence in Alpine Meadows. The cause was a disconnected sewer lateral serving the residence. The Town's excavation contractor remedied the issue.

Following this incident and reports of similar intermittent concerns, the Town initiated a broader evaluation to better understand overall system conditions. The Town ordered a comprehensive CCTV inspection and jetting of sewer mains and laterals throughout the subdivision. This work was completed on February 16, 2026. The inspection identified 6 lots with minor conditions, 8 lots with minor offset joints, 14 lots with offset joints, and 5 lots with separated joints. All deficiencies affecting lots with existing homes have been repaired; remaining issues are non-emergency repairs.

Results of the comprehensive evaluation are as follows:

Lot #12	Minor condition noted (e.g., deformation/sag); monitor
Lot #25	Minor condition noted (e.g., deformation/sag); monitor
Lot #46	Offset joint observed; monitor / plan future repair if needed
Lot #48	Repair required (connection deficiency / separation)
Lot #51	Offset joint observed; monitor / plan future repair if needed
Lot #52	Offset joint observed; monitor / plan future repair if needed
Lot #57	Additional verification required

Lot #67	Offset joint observed; monitor / plan future repair if needed
Lot #85	Offset joint observed; monitor / plan future repair if needed
Lot #86	Repair required (connection deficiency / separation)
Lot #90	Offset joint observed; monitor / plan future repair if needed
Lot #91	Offset joint observed; monitor / plan future repair if needed
Lot #92	Offset joint observed; monitor / plan future repair if needed
Lot #93	Offset joint observed; monitor / plan future repair if needed
Lot #94	Offset joint observed; monitor / plan future repair if needed
Lot #95	Offset joint observed; monitor / plan future repair if needed
Lot #96	Offset joint observed; monitor / plan future repair if needed
Lot #97	Offset joint observed; monitor / plan future repair if needed
Lot #102	Minor condition noted (e.g., deformation/sag); monitor
Lot #103	Minor condition noted (e.g., deformation/sag); monitor
Lot #110	Offset joint observed; monitor / plan future repair if needed
Lot #120	Offset joint observed; monitor / plan future repair if needed
Lot #121	Offset joint observed; monitor / plan future repair if needed
Lot #139	Offset joint observed; monitor / plan future repair if needed
Lot #146	Minor condition noted (e.g., deformation/sag); monitor
Lot #147	Repair required (connection deficiency / separation)
Lot #148	Offset joint observed; monitor / plan future repair if needed
Lot #149	Offset joint observed; monitor / plan future repair if needed
Lot #150	Offset joint observed; monitor / plan future repair if needed
Lot #155	Minor condition noted (e.g., deformation/sag); monitor
Lot #160	Offset joint observed; monitor / plan future repair if needed
Lot #161	Offset joint observed; monitor / plan future repair if needed
Lot #162	Repair required (connection deficiency / separation)
Lot #163	Repair required (connection deficiency / separation)

Alternatives:

Option A — Approve the templates and direct staff to prepare letter agreements for affected landowners as proposed and authorize the Mayor to execute those agreements.

- Considerations: Repair, replacement, and/or maintenance costs will be spread out as property owners opt in to development over the years. Staff could continue to apply for grant funding.

Option B — Repair or replace all separated or offset joints now and proceed with monitoring other minor conditions, as proposed.

- Considerations: One-time costs will draw down the balance in the sewer fund with no immediate plan to replace the funds.

Option C — No action. Commit to remedying separated or offset joints at the time of development without memorializing the Town's commitment. Do nothing to monitor minor conditions or clear blockages in the event that they occur.

- Considerations: Staff do not recommend this option.

Fiscal Impact:

Staff pursued MRG funding for this project but were unsuccessful. Council did not budget to remedy sewer later issues in Alpine Meadows during FY27.

Strategic or Community Impact:

Failing to address complete separations and offset joints at the time of development could contaminate surrounding soil and groundwater. Contamination is not an immediate threat, so long as the faulty connections are addressed prior to development of any of the currently vacant lots.

Key Questions:

Does Council wish to memorialize their commitment to property owners in Alpine Meadows to replace or repair separated or offset joints and/or monitor or clear blockages of sewer laterals with minor conditions?

Suggested Motion:

Motion 1: I move to approve the Letter Agreement templates for property owners in Alpine Meadows with separated or offset joints and/or other minor sewer lateral conditions, subject to minor changes by staff.

Motion 2: I move to direct staff to prepare the templates for each affected property owner and authorize the mayor to execute the letter agreements once complete.