



# Regional District of Central Okanagan



# Providing Community Water systems to Upper Fintry & Valley of the Sun

# Agenda

- **Introductions**
- **Purpose of Meeting**
- **Background**
- **Water Servicing Options**
- **What Happens Next?**
- **Petition / Creation of a Service Area**
- **Project Time-Line**
- **Who's in Charge?**
- **Capital Costs / Payment Options / Other Costs**
- **User & Maintenance Fees**
- **Infrastructure Grants**
- **Discussion**

# **Introductions**

**Jim Edgson**

Director Central Okanagan West

**Dan Plamondon**

Manager of Development and Environmental Services

**Delphine Maja**

Senior Engineering Technologist

# Purpose of Meeting

- Identify Level of Community Support
- Project Status Update
- Proposed Time-Line (if sufficient petition received and project proceeds)

# Background

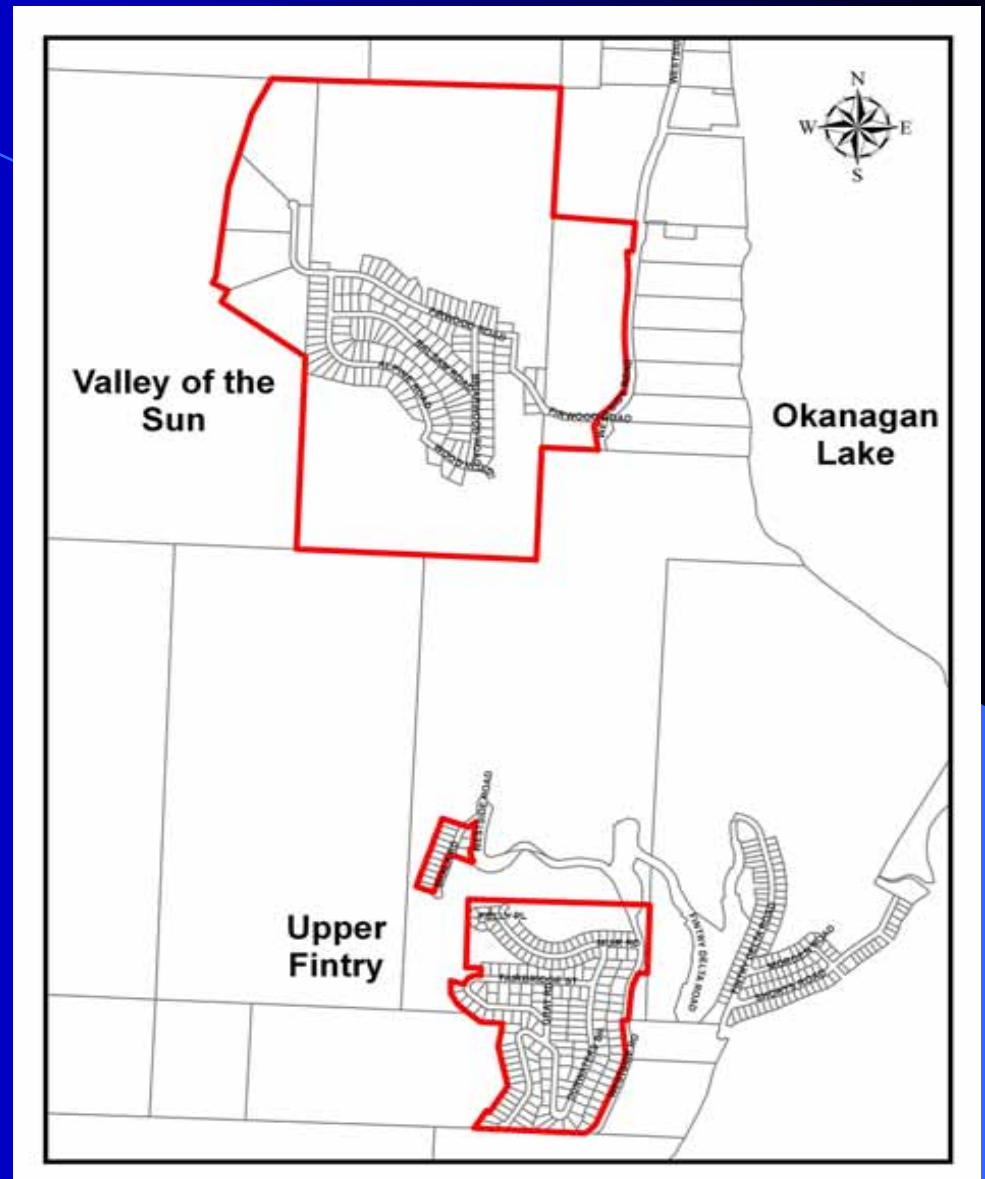
## Valley of the Sun

148 lots (35% w/homes)

## Upper Fintry

180 lots (18% w/homes)

- Subdivisions occurred 1966 – 1970.
- Community water systems were not a Regional District requirement of subdivision until 1994.
- At this time some residents have groundwater wells, others are hauling in their water supply.
- Residents have asked RDCO to explore the feasibility of providing a community water system.



# Water Servicing Options

1. Status Quo
2. Okanagan Lake Water Source
3. Groundwater Source
4. Fintry Delta Water System Expansion
5. La Casa Water System Expansion

# Water Servicing Option 1

## Status Quo

### PROS:

- No capital costs to residents;
- No water user fees;
- No water maintenance fees;
- No construction;

### CONS:

- Residents must continue to haul water;
- Residents must continue to operate wells;
- No assurance that water quality meets public standards;
- No fire flows / hydrants;
- No discount on fire insurance;

# Water Servicing Option 2

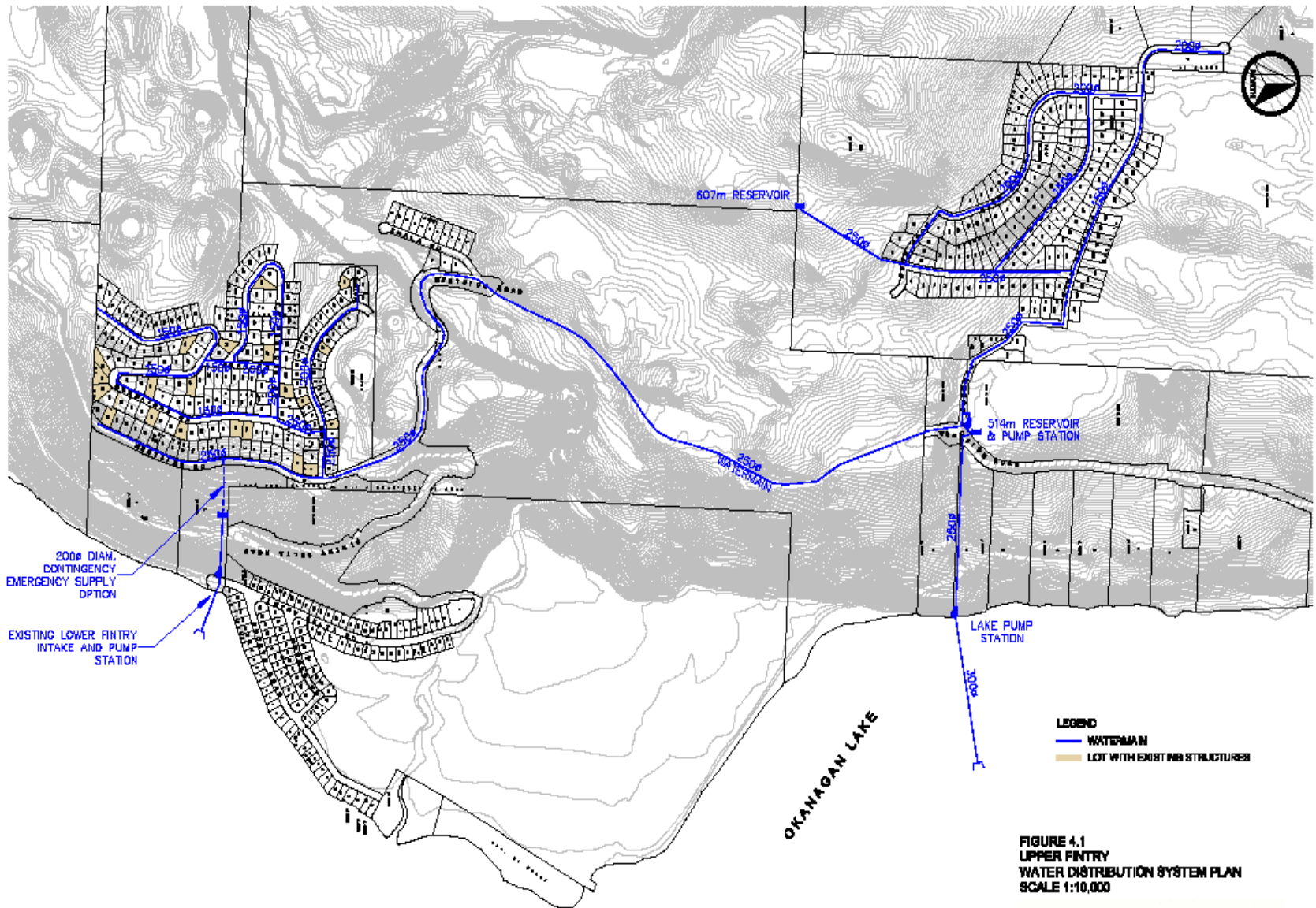
## Okanagan Lake Water Source

### PROS:

- Very reliable water source;
- High water quality;
- Fire flows, hydrants;
- Discount on fire insurance;

### CONS:

- Most expensive water source;
- Requires filtration to meet IHA regulations;
- Requires surface water license;
- Requires right of way for lake pump house.



# Water Servicing Option 3

## Groundwater Source

### PROS:

- Least expensive water source;
- Fire flows / hydrants;
- Discount on fire insurance;
- May eliminate the need for:
  - Surface water license;
  - Filtration;
  - Booster station.

### CONS:

- Further hydro geological study required;
- Must secure well sites with sufficient capacity;
- Water quality risks (i.e. seepage from septic fields, nitrates in the soil, water hardness from wells).

# Water Servicing Option 4

## Fintry Delta Water System Expansion

Expansion of the Lower Fintry water system has not yet been considered for the following reasons:

- Private water utility is in place;
- Substantial upgrades required to meet current standards;
- Service to residents would not improve significantly compared to the contribution they would have to make to a larger community water system;

A cross connection from the proposed water system to the existing Lower Fintry water system is possible for emergency use (i.e. in the event of a large fire, pump failure ...etc.).

Property owners in Lower Fintry would have to pay for any benefits they receive from the proposed water system.

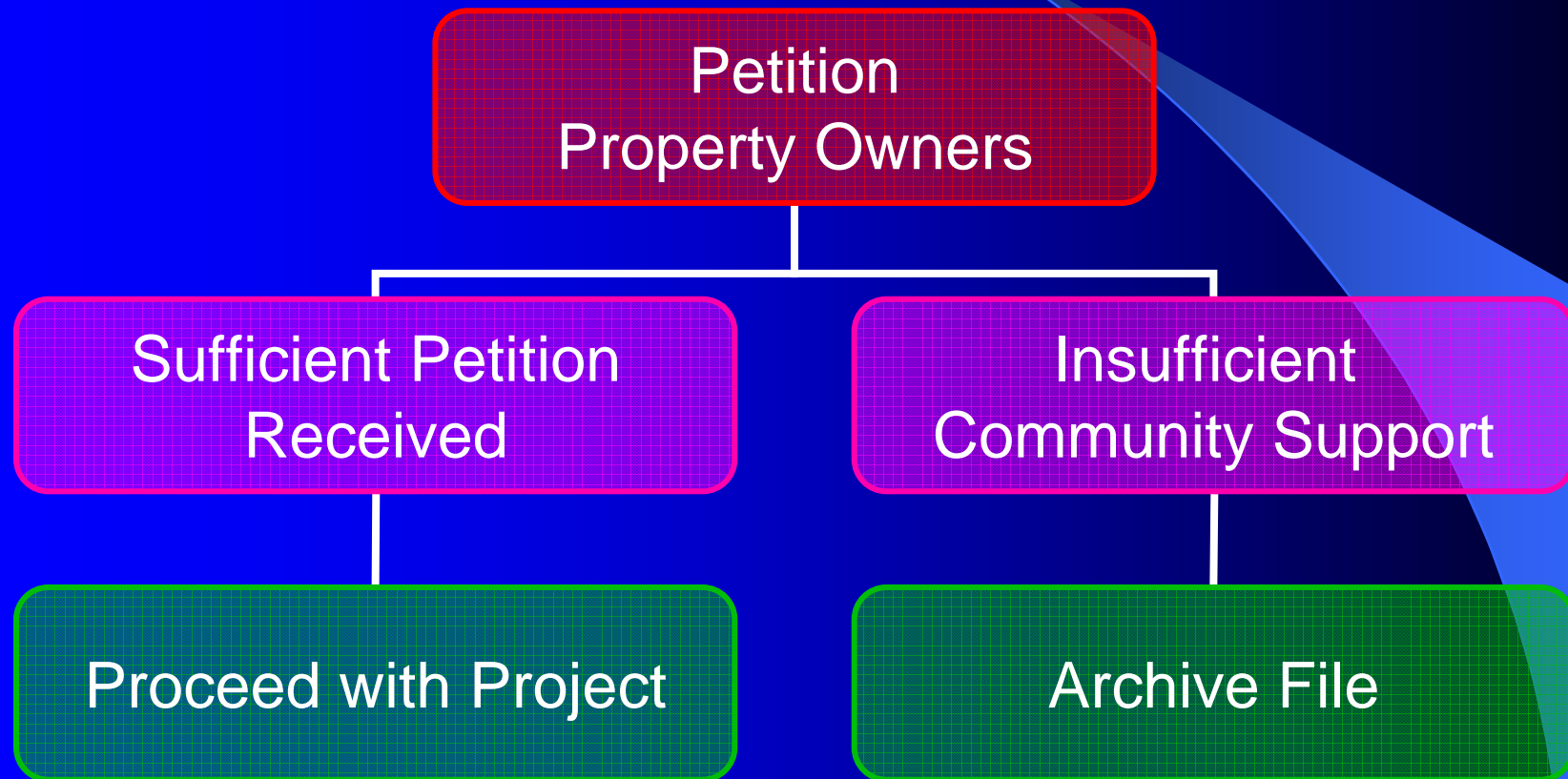
# Water Servicing Option 5

## La Casa Water System Expansion

Following the last public meeting, November 2007, Agua Consulting Inc was hired to prepare a feasibility study to expand on the La Casa water system to service Upper Fintry and Valley of the Sun.

Agua reviewed the La Casa system and determined that in order to expand on this system major upgrades to the pumps and reservoir and treatment must be first achieved.

# What Happens Next?



# Petition / Service Area

- To provide the water service RDCO must obtain ascent from the electorate and create a Service Area under the provisions of the Local Government Act, either by referendum, the alternative approval process, or by petition;
- A formal petition will be circulated by mail to all registered property owners identifying estimated costs;
- The petition must be supported by >50% of the property owners who own more than 50% of the net taxable value of all land and improvements in the area;
- If the petition is successful RDCO would prepare the necessary bylaws and proceed with project.

# Project Time-Line

A preliminary schedule (subject to change) is as follows:

## 2009

Jan-Mar	Petitioning
Mar-May	Bylaws & Regional Board Approval
May-July	Proposal Call (for Engineers)
Aug-Nov	Design and Tender

## 2010

Jan-Sept	Construction Period*
Sept-Dec	Commissioning, As-builts, etc.

\* Construction Period is dependent on weather, Provincial Gov't Approvals, Grant Restrictions, and other unknown delays.

# Who's in Charge?

In order for this project to proceed smoothly and efficiently, it will mean a combination of the following forces must team up and work together (listed in no particular order):

- Regional District Staff
- Consulting Engineer
- Director Edgson
- Community

# Regional District Staff

- Project Administration
  - Bylaws
  - Permits
- Grant Applications
- Land and/or Right-of-way Acquisitions
- Liaises with other Gov't Agencies/Officials
- Hires the Consulting Engineer

# Consulting Engineer

- Design's the Water System
- Prepares Tender Documents
- Reviews Bids (and Bidders)
- Manages Construction / Tracks Progress
- Performs regular site inspections
- Monitors Progress Payments
- Provides As-Built Drawings

# Director Edgson

- Liaison between the Community and the RDCO
  - Helps RDCO Communicate with the Community
  - Brings forward Community Concerns
- Assists with Grant Applications
- Adds Over-all Support to the Project

# Community

- Petition Property Owners
- Add Area Knowledge & History to the Project
- Stay involved & informed

# Capital Costs

The Capital Cost, which includes but is not limited to,

- Administration
- Design
- Construction

is the **total cost** to bring water service to each property line within the Service Area.

The estimated per unit capital cost, which is not available at this time, will form part of the petition.

# Payment Options

There are two options for paying your share of the capital costs for constructing the community water system:

- By making a one time only lump sum payment; or
- Letting it go to the Annual Property Taxes.

# Lump Sum Payment

If you decide to pay your share of the capital costs by lump sum:

- The entire capital cost must be paid in full;
- Partial payments are not permitted;
- Payment is not due until after construction has been completed;
- You may want to make arrangements with a financial institution or private individual to borrow funds to make a one time payment.

# Property Taxes

If you decide not to pay your share of the capital costs in a lump sum payment, the cost will be automatically added to your property taxes:

- amortized for a period of twenty years;
- Debt stays with the property if sold to new owners;
- After ten years we have the option to re-finance the debt and the interest rate may be reduced;
- Based on today's borrowing policy if it is decided to re-finance the debt then you would have the option to pay out the balance;

# Other Costs

The capital costs for the water distribution system bring the water to the edge of your property. Additionally, Property Owners will be faced with all costs associated with bringing the water on-site and connecting their residences. These other costs include:

- On-site construction costs;
- Plumbing costs;
- Application for connection fee, currently \$200 per residential unit;
- Building Permit fee, currently \$150.00 per permit;
- Water meter fee, currently \$440 for a 19 mm (3/4 inch) diameter service connection.

Upon completion of construction on the water system a maintenance fee applicable to all parcels whether connected or vacant, to be determined, will be charged (see next slide).

User fees, will be based on metered consumption, commence upon connection (see next slide).

# User & Maintenance Fees

User & Maintenance Fees for the proposed water system have not yet been established, as they will depend on system operation and maintenance costs, equipment reserve amounts....etc. User Fees and Maintenance Fees that are currently charged in other RDCO Water Systems are:

<b>RDCO Water Utility</b>	<b>2008 Annual User &amp; Maintenance Combined Fees (Occupied)</b>	<b>2008 Annual Maintenance Fees (Vacant)</b>
Sunset Ranch	\$ 236.40	\$ 236.40
Star Place	\$ 1,050.64	No Vacant Lots
Falconridge	\$ 420.48	No Vacant Lots
Killiney Beach	\$ 335.36	\$ 120.00
Westshore Estates	\$ 345.36	\$ 130.00

# Infrastructure Grants

- A \$5,000 Planning Grant has been issued by the Provincial Government in support of the study;
- Other grants can be applied for under the Canada / British Columbia Infrastructure Program;
- The success of such grant applications depends on the following:
  - Availability of funds in the grant program;
  - Compliance with the goals of the granting organization;

# Discussion