

INFORMATION ABOUT
THE INVERHURON
WATER
and
SEWER
PROJECT

INFORMATION ABOUT THE INVERHURON WATER and SEWER

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INFORMATION ABOUT THE INVERHURON WATER and SEWER

PROJECT BACKGROUND

- **NOVEMBER 2008**
GRANT FUNDING APPLICATION SUBMITTED TO BUILDING CANADA
FUND - COMMUNITIES COMPONENT (BCF - CC)
- **MARCH 2009**
APPROXIMATELY \$6,000,000 PROJECT FUNDING RECEIVED WHICH
IS TWO THIRDS (2/3) OF ESTIMATED PROJECT COSTS
- **MAY 2009**
CLASS EA PROCESS INITIATED
- **JUNE 2009**
PUBLIC INFORMATION MEETING
- **SUMMER 2009**
DETAILED ON-SITE INTERVIEWS TO BE CONDUCTED
- **FALL 2009**
CONTINUE CLASS EA PROCESS;
DEFINE PROBLEMS / OPPORTUNITIES STATEMENT;
CONFIRM RANGE OF SERVICING ALTERNATIVES;
IDENTIFY POTENTIAL IMPACTS ASSOCIATED WITH SERVICING
ALTERNATIVES; AND CONTINUE CONSULTATION PROGRAM.

- **July 17, 2010**
Public Information Meeting
Inverhuron Hydrogeology
Project Scope
Study Area Boundary
Water
Sanitary
Results of 2009 On-Site Surveys
Water Sampling Results 2009 & 2010

- **_ Fall 2010**
Next Steering Committee Meeting
Begin Engineering Design
- **_ Spring 2011**
Finalize Public Meeting
Finalize Class EA Process

- **Project Guiding Principles**
- **Endorsed By Kincardine Council**
Base Water Rate Charge

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Mandatory Connection Policy
Grinder Pumps – Maintenance & Ownership
Capital and Reserve Charges for Water &
Sewage

- **July 9, 2011**
 - Final Public Information Meeting
- **October 14th, 2011**
 - EA Steering Committee final recommendations

- **December 7th, 2011**
 - Staff recommendations

- **December 14th, 2011**
 - Kincardine Council passed Inverhuron water and sewer bylaw

- **January 25th, 2012**
 - Issued: **Final Public Consultation**
 - The following summarizes the proposed distribution of the notice.
 - Contents: Identification of preferred solution, key project components
 - Placed In: Kincardine times and Kincardine Independent, Municipal Website.
 - Distributed To:
 - 6 review organizations,
 - 458 property owners in Inverhuron

- **February 24th, 2012**
 - Review Period: Concludes
- **May 2012**
 - Completion of final design drawings (
- **June 2012**
 - Receipt of required approvals
- **August 2012**
 - Tendering of Contracts
- **September 2012**
 - Initiation of works
- **June 2013**
 - Completion of works

INFORMATION ABOUT THE INVERHURON WATER and SEWER

Estimated Project Costs

(a) Estimated Construction Costs Component Probable Cost ¹

1. Sewage Works

| | |
|---------------------------------|---------------------|
| □ Low Pressure Sewers | \$ 1,057,800 |
| □ Grinder Pumps & Appurtenances | \$ 2,968,000 |
| □ Miscellaneous | \$ 839,900 |
| Sub-Total | \$ 4,865,700 |

2. Watermains

| | |
|---------------------------------|---------------------|
| □ Watermains | \$ 704,900 |
| □ Services | \$ 324,600 |
| □ Lake Street Sewer Replacement | \$ 450,000 |
| □ Miscellaneous | \$ 264,500 |
| Sub-Total | \$ 1,744,000 |

3. Other Costs

| | |
|---|---------------------|
| □ Class EA & Approvals | \$ 285,000 |
| □ Engineering & Contract Administration | \$ 793,000 |
| Sub-Total | \$ 1,078,000 |

Total Costs **\$ 7,687,700**

1. Based on 2010 construction costs.

2. Mobilization, insurance, bonds etc. Municipality of Kincardine Class Environmental

(b) Estimated Per Property Costs

| | |
|------------------------------------|--------------|
| Total Estimated Construction Costs | \$ 7,687,700 |
| Less BCF-CC Grant (2/3) | \$ 5,128,000 |
| Municipal Portion | \$ 2,559,700 |

A. Per Property Water

| | |
|----------------------|-----------------|
| Reserve Contribution | \$ 300 |
| Sub-Total | \$ 7,400 |

B. Per Property Sewage

| | |
|-----------------------------------|-----------------|
| Capital and Reserve Contributions | \$ 1,775 |
| Sub-Total | \$ 5,175 |

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Cost for Both Sewage and Water Total \$ 12, 875

1. Base Water Rate as adopted by Council
- 2.

Amortization Rates

- Ten Year Amortization Period @ 4.5%

| TYPE | ESTIMATED COST | ANNUAL PAYMENT | TOTAL INTREST PD | TOTAL COST |
|-------|----------------|----------------|------------------|------------|
| SEWER | 5,175.00 | 654.00 | 1,365.00 | 6,540.00 |
| WATER | 7,700.00 | 973.00 | 2,030.00 | 9,730.00 |
| BOTH | 12,875.00 | 1,627.00 | 3,395.00 | 16,270.00 |
| | | | | |

INFORMATION ABOUT THE INVERHURON WATER and SEWER

Identification of Alternatives Preliminary Servicing Alternatives

| | |
|------------------------------------|---|
| Council guide lines | Option 1 –Extend only Municipal Water to Inverhuron Option 2 –Extend only Municipal Sanitary Sewers to Inverhuron Option 3 –Extend both Water and Sanitary Services to Inverhuron Option 4 –Do Nothing |
| EA Committee Recommendation | Option 3 –Extend both Water and Sanitary Services to Inverhuron |
| Staff Comment | N/A |
| Council Passed | N/A |
| | |

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Mandatory connection for all Inverhuron to sewage and water

| | |
|--|---|
| Council guide lines | The Guiding Principal - being the concept of mandatory connection for all Inverhuron sewage and water residents and direct municipal staff to prepare a connection by-law in conjunction with the Inverhuron Class EA. (Includes properties serviced at the time of pipeline construction) |
| EA Committee Recommendation | That municipal water be extended to all residents of Inverhuron and that payment of capital charges associated with the project be mandatory, but that connection to the waterline be optional |
| Staff Comment | Staff supports the Guiding Principal that Council endorsed regarding the concept of mandatory connection policies for all Inverhuron sewage and water customers and recommends that the capital and operating charges be mandatory mainly because of environmental issues associated with the current private water supply. Staff feels that it is imperative that homeowners begin using the municipal water supply. (loss of revenue minimum of \$400.00 per household per year if no water connection) |
| Council Passed December 14 2011 | THAT the Council of The Corporation of the Municipality of Kincardine approve the Guiding Principal being the concept of mandatory connection for all Inverhuron sewage and water residents and direct municipal staff to prepare a connection by-law in conjunction with the Inverhuron Class EA. (Includes properties serviced at the time of pipeline construction); |
| | |

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Capital and reserve contributions to the water and sewer project.

| | |
|--|--|
| Council guide lines | Guiding Principal That council endorsed regarding the inclusion of capital and reserve contributions to the water and sewer project. The payment of the nominal fee to capital and reserve funds is in lieu of having to pay for a sewage treatment facility. The current fee is \$1700 capital and \$75 reserve for sewage and \$300 reserve for water. |
| EA Committee Recommendation | That Council consider the fairness of the capital reserve contribution for Inverhuron residents, in light of other capital charges being borne by the community and the current state of the sewage capital reserve fund. |
| Staff Comment | Staff supports the Guiding Principal that council endorsed regarding the inclusion of capital and reserve contributions to the water and sewer project. The payment of the nominal fee to capital and reserve funds is in lieu of having to pay for a sewage treatment facility. The current fee is \$1700 capital and \$75 reserve for sewage and \$300 reserve for water. |
| Council Passed December 14 2011 | Council approve the Guiding Principal of the requirement of the capital and reserve charge be included in the Inverhuron water and Sewage project; |
| | |

INFORMATION ABOUT THE INVERHURON WATER and SEWER

**That the Municipality contribute a share of the
capital charges for the Inverhuron Sewage and Water
Project,**

| | |
|--|--|
| Council guide lines | N/A |
| EA Committee Recommendation | That the Municipality contribute a share of the capital charges for the Inverhuron Sewage and Water Project, above and beyond any contribution made toward future development associated with development charges. |
| Staff Comment | . The funding of construction and maintenance of sewer and water facilities has historically been expensed to benefitting users. Staff does not support any additional part above and beyond future development of the project being funded by the general tax rate. |
| Council Passed December 14 2011 | Council approve the funding of future development costs associated with the Inverhuron servicing and that no additional funds be directed to the project from the general tax base; |
| | |

INFORMATION ABOUT THE INVERHURON WATER and SEWER

**Grace period for connection to the sewage collection system
should be permitted for septic systems that are less than 10
years old**

| | |
|--|---|
| Council guide lines | N/A |
| EA Committee Recommendation | That a grace period for connection to the sewage collection system should be permitted for septic systems that are less than 10 years old (as of 2011). |
| Staff Comment | Staff agrees with this recommendation, as noted the capital is mandatory, this would allow a minimum number of homeowners (approximately 16 to 20) to defer their connection. Details regarding the grace period will be finalized in conjunction with a Water and Sewer Connection By-Law. |
| Council Passed December 14 2011 | THAT Council support the implementation of a grace period for connection to the sanitary collection system in Inverhuron for septic systems that are less than 10 years old (as of 2011); |
| | |

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Servicing Alternative #3, the low pressure (Grinder pumps) collection system, be selected

| | |
|--|---|
| Council guide lines | N/a |
| EA Committee Recommendation | That Servicing Alternative #3, the low pressure collection system, be selected as the preferred sewage servicing solution for Inverhuron. |
| Staff Comment | Staff concur with this recommendation and also support the guiding principal that the Municipality will assume the ownership and maintenance of all grinder units installed as part of the option 3 with no additional charge to the annual sewer charge. |
| Council Passed December 14 2011 | THAT Council approve the selection of Sanitary Servicing Alternative #3, the low pressure collection system and approve the guiding principle regarding ownership and maintenance of the grinder units, in conjunction with the Inverhuron Class EA; |
| | |

Extending municipal water along Lake Street South,

| | |
|------------------------------------|---|
| Council guide lines | n/a |
| EA Committee Recommendation | That prior to extending municipal water along Lake Street South, Council carefully consider the small number of residents who actually want/need water, taking into consideration the environmental damage and extra costs which would result from replacement of the existing sewer in order to install the waterline. |
| Staff Comment | The installation of municipal water on Lake St. South is a requirement of the project and can only be accomplished if parts of the existing sanitary sewer |

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| | |
|--|---|
| | are replaced. Staff have given direction to the Engineers that at final design stage replacement of parts of the sewer and disturbance of natural environment on Lake St south are to be kept to an absolute minimum. |
|--|---|

financing options

| | |
|---------------------------------|--|
| Council guide lines | N/A |
| EA Committee Recommendation | N/A |
| Staff Comment | N/A |
| Council Passed December 14 2011 | THAT Council include financing options in its connection by-law. |

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Streets to be serviced by water and sewers

Albert Rd. - Yes
Archie St. - Yes
Bruce Rd. 15 - Yes
Cayley St. – West End
Cedar Dr. - Yes
John St Yes
Daniel St. - Yes
Lake St. south - Yes
Lake St. north – Yes, beyond areas serviced previously
Pine St. - Yes
Richards Dr – Yes, part closer to Albert
Robbie Ln. – Yes, though may need easement for north part
Ruff Rd. - Yes
Shady Ln. – Will need easement to service westerly lots.
Will service lots fronting on Albert Street
Victoria St.south - Yes
Victoria St. north - Yes
Wellington St. - yes
Whisper Lane - Yes
Whispering Woods – Yes, part closer to Albert
Wood St. - Yes

Note –

. May not extended to the same areas. until we complete final engineering, for example the east ends of Whispering Woods and Richards Drive. There are big gaps between the houses close to Albert and those built at the east ends.
The intent is to service most areas.

There are a few areas on private roads where we will require easements to service. The municipality is looking into the ownership of these roads in order to enter into negotiations with the owners.

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| ITEM SEWER | responsible for the cost | Estimated cost | Paid to |
|--|-----------------------------|----------------|------------|
| Sewer Service | Land owner | \$3,400.00 | MOK |
| Reserve contribution | Land owner | \$1,775.00 | MOK |
| Hook up to main line | | TBD | |
| Hook up from the property line to the grinder pump | | | |
| trenching | | TBD | |
| Parts | | TBD | |
| Installation of grinder pump and hook up | | | |
| electrical | | TBD | |
| plumbing | | TBD | |
| Hook up of electrical from panel to grander pump | | TBD | |
| Hook up of plumbing from grander pump to house. | | TBD | |
| Plumbing the could be required in house | Land owner | TBD | PC |
| Up grade Hydro service | | | |
| Decommission septic tank | | | |
| Pump out | Land owner | TBD | PC |
| Fill in | Land owner | TBD | PC |
| Permits | Land owner | TBD | MOK |
| TOTAL | | | |

TBD = COST TO BE DETERMINED

MOK = MUNCIPAALITY OF KINCARDINE

PC = PRIVATE CONTRACTOR

INFORMATION ABOUT THE INVERHURON WATER and SEWER

| ITEM WATER | responsible for the cost | Estimated cost | Paid to |
|---|-----------------------------|----------------|------------|
| Water Service | Land owner | 7.400.00 | MOK |
| Reserve contribution | Land owner | ,300.00 | MOK |
| Hydrant change – if not paid | Land owner | TBD | MOK |
| Hook up to main line | Land owner | TBD | |
| Hook up from the property line to the water meter pump | | | |
| trenching | Land owner | TBD | |
| Parts | Land owner | TBD | |
| Water meter | | | |
| Cost | Land owner | 103.50 | |
| To install | Land owner | TBD | MOK |
| Hook up from water meter to house | Land owner | TBD | |
| Plumbing the could be required in house | Land owner | TBD | |
| Decommission well - optional | Land owner | TBD | |
| | | | |
| | | | |
| Permits | Land owner | TBD | MOK |
| TOTAL | | | |

TBD = COST TO BE DETERMINED

MOK = MUNICIPALITY OF KINCARDINE

PC = PRIVATE CONTRACTOR

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The Pressure Sewer System - Owners Guide

A pressure sewer system is used in certain areas because of the unsuitability and/or cost of a conventional sewer system.

The pressure sewer system consists of a pumping unit installed on your property which is connected to a network of pipes from other pumping units in your area.

These pipes transfer wastewater to the sewer system or treatment plant that processes the wastewater into reclaimed water suitable for re-use or recycling.

The systems installed are E/One grinder pump stations and are very reliable and robust. There is not much you need to do and very little that can go wrong. The diagram opposite shows how it works.

You have approximately 24 hours of storage depending on water usage.

Using the System

There are a few things you need to know to ensure the system runs smoothly.

The system operates like a normal sewer system, taking waste liquids from your toilet, sink, shower, bath, dishwasher and washing machine and transferring it to the sewer system or treatment plant.

*To avoid blockages and damage to the pump, the following items should **NOT be placed into the system:***

- Glass
- Metal
- Gravel, sand (including aquarium stone), and coffee grinds
- Seafood shells
- Socks, rags or cloths
- Plastic
- Sanitary napkins or tampons
- Disposable diapers
- Kitty litter
- Explosives
- Flammable materials
- Lubricating oil, grease, cooking oil, paint
- Strong chemicals
- Gasoline or diesel
- Stormwater runoff

What to do if the alarm sounds

Turn off the sound of the alarm by pressing the silence button underneath the alarm panel.

If the alarm light is still active after an hour, then call the phone number located on the back of this pamphlet. If the alarm sounded and the system subsequently cleared itself, you should consider what caused this to happen.

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The system has a 24-hour emergency storage capacity, depending on water usage, so any repairs will be carried out within the 24-hour period. At these times, you should try to minimize the amount of wastewater going into the system.

If you notice any irregularity with the unit, such as the alarm sounding frequently, then contact the phone number located on the back of this pamphlet.

Wait an hour

and then check to see if the light on the alarm panel is still on. If the light is off, the panel is no longer in alarm; no further action is required.

Press the button

located under the alarm panel. This will turn off the sound of the alarm.

However, the alarm light will continue to be lit.

If the light on the

alarm panel is still lit, then call for service

**Give your name,
address
and telephone
number**

DO NOT ATTEMPT TO REPAIR THE UNIT YOURSELF

Troubleshooting

The system is damaged and needs repair

(example: a pipeline breaks)

- If the alarm sounds, follow the alarm procedure on the previous page.
- If there is a break in the discharge pipe, turn off the power to the pump and **report the damage by calling the phone number located on the back of this pamphlet** and minimize water usage until it is repaired. **Make sure the service person has easy and safe access to the pump for repair.**
- If it is a water supply pipe, **turn off your water supply and contact a plumber for repair.**

The unit becomes smelly?

- When operating normally there should be no noticeable odors coming from the unit. If it gets smelly, the unit may need flushing. Just run clean water down your kitchen, laundry or bathroom sink for about 10 minutes. **If the unit remains smelly, call the phone number located on the back of this pamphlet.**

You notice wet spots around the pumping unit or the discharge pipe?

- The pumping unit and discharge pipe are totally sealed. If you notice wet spots around the unit or pipe and there has not been any recent rain, **call the phone number located on the back of this pamphlet.**

The alarm keeps going off when it rains?

- It means rainwater may be getting into your system and overloading it. **Contact your plumber to investigate.**

The neighbor's alarm goes off and they are away?

- **Call for service immediately and report the problem.**

Do not investigate the problem yourself.

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There is a power failure?

- If there is a power failure, reduce water use where possible. The alarm may activate until the unit clears itself. If the alarm remains on for over an hour after the power has been restored,

On your property

Be aware ...

- **Do not walk or put heavy weights on the lid as it is plastic**
- **Do not touch the valves**• **Do not turn off the power to the pump unless in response to**

Contact E/One or your local distributor if you are making modifications to your home which may affect the system, such as installing a spa or swimming pool or extending the house over or near the unit or discharge pipe.

Ensure access is available to the pump station at all times. Keep plant growth and other debris away from the unit.

If you go on vacation for a length of time, you will need to flush the system before you go away. This is to avoid the possibility of the system becoming smelly in your absence. You can flush the system by running water in a sink, etc. for about 10 minutes.

Take care when **digging in the yard near the pump station** or the discharge pipe. If you do accidentally break any pipeline, call the phone number located on the back of this pamphlet immediately and minimize use of water in the house. Do not attempt to repair the system yourself. You will be responsible for the cost of these repairs.

If you have a pool or want to install a pool or spa, **contact your local distributor for further information.**