

STAFF REPORT: ENGINEERING AND PUBLIC WORKS DEPARTMENT



REPORT TO: **Infrastructure and Recreation Committee**
MEETING DATE: **March 24, 2009**
REPORT NO.: **EPW.09.012**
SUBJECT: **Clarksburg Servicing Project - Summary of
Citizens Comments and Project Status Report**
PREPARED BY: **Reg Russwurm, Director of Engineering and
Public Works**

A. Recommendations

THAT Council receive Report EPW.09.012 entitled "Clarksburg Servicing Project - Summary of Citizens Comments and Project Status Report";

AND THAT Council direct Staff to not advance the Clarksburg Servicing Project until a secure source of financing is determined;

AND THAT Council direct Staff to inform the County of Grey that the Town supports the reconstruction of Grey Road 13 prior to the servicing of Clarksburg;

AND THAT Council approval that the current unfunded expense, totalling \$93,019.53 to date, is financed evenly by the water and wastewater reserve funds;

AND FURTHER THAT Council direct Staff to undertake discussions with the Government of Canada regarding redirecting the funding commitments made under the Municipal Rural Infrastructure Fund to other Town infrastructure projects.

B. Background

The Town for many years has pursued servicing options for the community of Clarksburg. In May 2008, the Town received from the Government of Canada a commitment of one third funding to a limit of almost \$5 million for the servicing of Clarksburg under the Municipal Rural Infrastructure Fund (MRIF). The Province of Ontario did not provide matching funding directly but required the Town to apply for funding through the Building Canada Fund – Community Component (BCF-CC) application process.

In preparation of an application, the Town advanced the conceptual design for the servicing project during the summer of 2008. On October 18 and 20, 2008, the Town conducted Public Information Centres to inform the residents of Clarksburg on the status of the proposed servicing project, to outline the steps taken and hurdles to be cleared to complete the project and to answer questions. A copy of the handouts is provided as Attachment #1. As part of the Public Information Centres, the Town requested feedback and received 43 comment sheets and letters. Attachment #2 is a summary of the comments provided. Over the past few months, the Director of Engineering and Public Works has fielded questions from Clarksburg residents and has met several times with interested parties to provide updates and background information.

On November 21, 2008, the Town submitted an application to the Building Canada Fund – Community Component (BCF-CC) for the servicing of a portion of Clarksburg in the downtown core and areas north of the river. Report FIS.09.09 (Attachment #3) informed Town Council of the unsuccessful application and recommended that the issue of Clarksburg servicing be directed to the Engineering and Public Works Committee for consideration. A formal letter or notice informing the Town of the unsuccessful application was not received.

Given that the Town has made numerous attempts without success for upper government level funding for Clarksburg, and that the conceptual design is matured to a point where a subsequent funding application can be made quickly without investing significant resources, Staff recommend that the servicing concepts or designs for this project not be advanced further. At some time in the future when it is felt that a financing plan can be put in place, the project can be re-visited. To date, \$93,019.53 has been invested by the Town in the preparation of past funding applications and the servicing conceptual design. The monies expended will remain an unfunded liability until either the project proceeds or the Town Treasurer feels that liability needs to be expensed by an appropriate means at the time.

Since the Town was unsuccessful under BCF-CC, the Town has been contacted by the Government of Canada to ascertain if the Town wishes to proceed with MRIF. The deadline to complete the Government of Canada authorizations is May 14, 2009 for the MRIF funding. Given the project is considered unaffordable to the residents of Clarksburg without matching provincial funding, Staff recommend that the Town enter discussions with the federal government to re-direct the funds to an equally needed infrastructure project. Staff have already had preliminary discussions with the office of the Hon. Helena Guergis regarding opportunities.

The County of Grey has delayed the reconstruction of Grey Road 13 (Marsh Street) in Clarksburg while the Town has pursued funding for servicing. Given there appears to be little likelihood of upper tier funding for a number of years, Staff recommend that the Town support the County reconstructing Grey Road 13 before the servicing of Clarksburg. Prior to the County undertaking reconstruction work, the Town should consider whether trunk servicing should be installed under the reconstructed road even if the servicing is not utilized. The goal would be to reduce the ultimate cost of servicing Clarksburg. On a related point, the Town will need to commit funding for sidewalk and streetscape work in conjunction with the County's work. Staff will coordinate with the County to scope the Town's costs and will report to Council appropriately.

C. The Blue Mountains' Strategic Plan

This report furthers the Town's Strategic Goal #6, "Providing a strong, well managed municipal government, and the Town's Strategic Plan Goal # 2 "Addressing the Town's Municipal Infrastructure needs".

D. Environmental Impacts

None

E. Budget Impact

Within the 2009 Water and Wastewater Capital Budgets, a total of \$100,000 was allocated to the Clarksburg Servicing Project which will now not be expensed. Since the costs were to be recovered ultimately from grants and benefiting property owners, there is no net impact on user rates.

Since the project is not anticipated to proceed in the next few years, it is the recommendation of the Town Treasurer that the current expenses totaling \$93,019.53 to date should be financed evenly by the water and wastewater reserve funds with the understanding that when the Clarksburg Servicing Project does proceed, the costs expended will be repaid by the benefiting property owners. The reason for the future cost recovery is that the documents and drawings produced have advanced the project and are still valid and useable under future conditions.

F. Attached

1. Letter to Clarksburg Residents dated October 3, 2008
2. October 2008 Public Information Centre Summary of Citizens Comments
3. Report FIS.09.09 "Building Canada Fund – Unsuccessful Application" without attachment

Respectfully submitted,

Reg Russwurm
Director of Engineering and Public Works



Town of The Blue Mountains
P.O. Box 310, 26 Bridge Street East
Thornbury, ON N0H 2P0
Tel: (519) 599-3131 / Fax (519) 599-3664
Email: info@thebluemountains.ca
Website: www.thebluemountains.ca

October 3, 2008

Dear Clarksburg Resident

Re: Clarksburg Water and Wastewater Servicing Project – October Question and Answer Sessions

In response to questions and concerns over the cost of providing water and wastewater servicing for the community of Clarksburg, the Town is pleased to host question and answer sessions on Saturday October 18, 2008 from 10:00am to 12:00 noon and Monday October 20, 2008 from 7:00 to 9:00pm at the Marsh Street Centre, Upper Level at 187 Marsh Street, Clarksburg to offer an opportunity for the residents of Clarksburg to obtain more information and ask questions regarding the Clarksburg Servicing Project.

As you may know, at the July 14, 2008 Town Council meeting, a resident of Clarksburg, Mr. Paul Malone, presented his concerns with the project proceeding and presented questions to Town Council. We believe that Mr. Malone's questions may be of interest to you as well and we would like to take this opportunity to provide answers to those questions, for your interest and information.

1. **Q:** *Does the Town have the legal right to force a property owner to hook up to a new system they don't need, when they are already connected to a legal system?*

A: Under the Municipal Act of Ontario, the Town has the ability to provide municipal servicing to a property and then pass a by-law to collect for the capital cost of that servicing. The Town currently has a by-law which requires that properties with buildings fronting water and sewer servicing connect to the system within 11 months, or after which, a bill will be sent to recover a portion of the costs for the maintenance of the new infrastructure to ensure it is always ready for connection. These monthly charges for 2008 are \$12.11 for water and \$11.33 for wastewater (\$23.44/month total). For your information, typical monthly billings for those connected in Thornbury are currently about \$65 for water and \$62 for wastewater (\$127/month total).

2. **Q:** *Does Council realise the impact this will have on the real estate market?*

A: A real estate analysis is not generally done for construction projects. The decision to provide servicing is based primarily on need. It is accepted that there will be various effects on the short term real estate market as adjustments are made to the servicing. Although there is a capital outlay, there is also an increase in the underlying property value.

3. **Q:** *Some residents have water problems. Could water services be done first and sewers later?*

A: This is a possibility and will be investigated further through the preliminary design phase. It must be pointed out however that the cost per serviced unit for water will increase because the restoration of the road will be borne by one service and not spread over water and sewer. Of course the cost of restoration for one service will be less than if two services were installed, but the cost will still be more than half.

4. **Q:** *Who initiated the project? Was it the Town or developers?*

A: The project was initiated by request of some residents of Clarksburg a number of years ago. The Town tried unsuccessfully for 3 years to obtain Canadian- Ontario- Municipal Infrastructure Renewal Fund grants (COMRIF). This spring the Federal government committed to fund their share of the project as requested under COMRIF. The development community has not been an active driver in this project and any new development or infilling in Clarksburg would be incidental to the provision of servicing.

5. **Q:** *Is the Federal Funding contingent on the Province matching? If not is the Town prepared to go ahead at cost as outlined currently?*

A: In information provided to date by the Federal government, their funding is not contingent on matching or any provincial funding. A final decision has not been made as to whether or not the Town would proceed without provincial funding. Without provincial funding though, the project becomes quite a bit more expensive and is unlikely to proceed.

There is no doubt a lot of outstanding questions and uncertainty around the servicing of Clarksburg. The purpose of the May Public information Centre (PIC) was to re-introduce the project to the community and to present the conceptual design with estimated costing to inform the community that the Town is still trying to find a workable solution to provide water and sanitary servicing. The next step for us is to continue to mature the design and engage the community in a dialogue to find that workable solution. To that end, we will be engaging a consulting engineering firm to undertake the preliminary design.

In many ways the design is the easy part. It's the financing of the project which is the key concern. Below is what we see as the key issues affecting financing that must be addressed prior to the project commencing.

Repayment Options

As in similar projects where the Town has extended water and sanitary services, the benefiting properties will have basically two repayment options: i) repay all costs when assessed or ii) repay by instalments over time at the best interest rate that the Town is able to obtain at the time the costs are assessed. The individual property owner will be able to make that decision when the costs are assessed. Those taking the instalment option will be able to repay the balance owing at any time at no penalty. If the property is sold, the outstanding balance becomes due because the Town needs to minimise the amount of debt it carries in order to undertake other projects.

Table 1 below outlines the estimated costs based on the conceptual design and provides the instalment payments for various repayment periods at an estimated 6.0% interest rate. Please be aware that the calculations are based on the best numbers we have available at this time. More work is needed to refine the figures but we hope this provides an order of magnitude value for your information. You will note that the capital charge for sewage works has increased over that presented in the May 24th Public Information Centre by \$1,025. This is due to an oversight when compiling the capital costs of trunk and treatment works downstream of Clarksburg.

	With Provincial Funding		Without Provincial Funding	
	Water	Sewer	Water	Sewer
Estimated Expenditures				
Servicing Works for Clarksburg (Total estimated expenditures per unit)	\$ 5,700,000 18,447	\$10,200,000 26,357	\$ 5,700,000 18,447	\$10,200,000 26,357
Estimated Revenues				
Federal Funding	1,800,000	3,200,000	1,800,000	3,200,000
Provincial Funding	1,800,000	3,200,000	0	0
Town Financed - Future 100 units	513,000	780,000	954,000	1,437,000
Total Est. Revenues (Total estimated revenues per unit)	4,113,000 13,311	7,180,000 18,553	2,754,000 8,913	4,637,000 11,982
Cost to Clarksburg Community	1,587,000	3,020,000	2,946,000	5,563,000
Total number of units	309	387	309	387
Cost per unit ⁽¹⁾	5,136	7,804	9,534	14,375
Capital charge per unit ⁽²⁾	3,480	6,405	3,480	6,405
Total Capital Cost per unit	8,616	14,209	13,014	20,780
Financing Summary				
Total cost per unit ⁽³⁾	22,825		33,794	
Financing Scenarios	Annual Cost	Total Repaid	Annual Cost	Total Repaid
5 years at 6%	5,418	27,092	8,022	40,112
10 years at 6%	3,101	31,011	4,591	45,915
15 years at 6%	2,350	35,251	3,479	52,192
20 years at 6%	1,990	39,799	2,946	58,926
25 years at 6%	1,785	44,637	2,644	66,089

Notes:

1. Total Estimated Costs divided by total # of units
2. Capital Charge is the cost of existing infrastructure and treatment facilities that will be servicing Clarksburg
3. Water plus Sewer Total Capital Cost (Where only one service will be provided the total cost would be for the particular service.)

In addition to the municipal capital costs outlined in Table 1, there will be private side costs that each property owner will incur. These costs include some or all of the installation of:

- i) underground piping from the municipal services at the property line to the building
- ii) internal plumbing (water and sewer) to connect to the new services including a grinder pump or sewage pump if necessary

and the decommissioning of:

- iii) domestic well
- iv) septic system

At the May PIC, the Town estimated the cost to be \$5,000 for the water system and \$5,000 for the sewer system for a total of \$10,000. This cost is a conservative estimate for the connection costs but should not be considered an upset cost. Some properties will cost more and some will cost less. To obtain an accurate estimate for your property, please contact a plumber familiar with the works necessary. These costs will not be included in the Town's repayment options and must be paid directly by the property owner.

Affordability Criteria

Part of the decision of whether or not a project proceeds depends on the affordability of the project to the benefiting property. The Town has adopted a policy that the yearly repayment instalment should be no more than around \$1,500. In practice, \$1,650 has been used as a maximum. In instances where there is agreement by the property owners, this figure has been exceeded. The Town's Affordability Criteria is currently under review because the dollar figure was set a number of years ago and has not keep pace with inflation. If the project is not deemed to be affordable, it will not proceed or the Town will look at means to make it affordable or identify other sources of funding to help to finance this project. It is for this reason that the Town has been pursuing provincial and federal funding for Clarksburg servicing.

Number of Units

Key to the property owner's repayment cost is establishing the number of benefiting units sharing in the cost of the project. To date the number of benefiting properties used for the COMRIF applications has been used for conceptual order of magnitude costing. However, there is a mix of commercial, institutional, small & large residential, and future development and infilling within the community which complicates the generation of the number of units sharing the project costs. To that end, one key task of the preliminary design phase will be to determine a formula which can be used for the mix of land uses in Clarksburg. There are a number of ways to go about this task but our primary goal is to make it a fair and equable allotment.

The Town has estimated that there will be 100 future units constructed in Clarksburg over the next twenty years or so by new development or infilling. The Town will carry the cost of those future units until they are constructed at which time the cost share of these units will be repaid to the Town. The number of future units will be reviewed in more detail during the preliminary design phase.

The Town has also received requests for servicing from property owners not within the Clarksburg Service Area. How we deal with these additional properties will also affect the per unit costs.

Project Phasing

One of the key project determinates is the phasing of the construction works. The Conceptual Design has been based on servicing the entire community of Clarksburg. There are several phasing possibilities that require further investigation. Those may involve servicing only a portion of the community or installing just water services.

Road and Drainage Improvements

Currently the conceptual design does not contemplate road and drainage improvements. As part of the Preliminary Design the existing road and drainage infrastructure will be assessed and a determination will be made as to any improvements necessary. The cost of road and drainage improvements will be fully paid by the Town. The County has also committed to reconstructing County Road 13 though Clarksburg. As part of the design of those works, the community, Town and County need to consider the streetscape of Marsh Street.

On a related note to the discussion of streetscape in Clarksburg, the Town has launched its Community Improvement Plan with contributions from the federal and provincial governments and local community partners. The Community Improvement Plan for The Blue Mountains is intended to be a means of planning and financing development activities that effectively use, reuse and restore lands, building and infrastructure in our downtown areas. The objective is to invigorate our community through revitalization by environmental, social, cultural and economic benefits achieved from more sustainable growth management and development practices.

Downtown Clarksburg will be part of this plan which will combine economic development tools with planning and urban design policies and programs that promote downtown revitalization that is energy efficient, pedestrian friendly, environmentally sustainable and respective of heritage and cultural features.

Clarksburg residents are encouraged to participate in the Community Improvement Plan consultations which will be taking place in the near future. Please watch for information in the local paper and on posters which will distributed around Town.

Summary

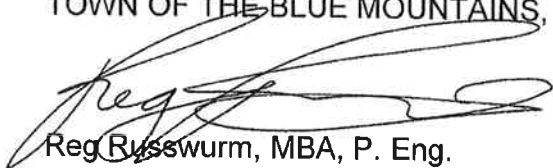
Needless to say, there are a number of outstanding issues that must be addressed prior to the provision of water and sanitary servicing to Clarksburg. We are very committed to working with the community to find a workable solution to the water and sanitary servicing concerns in Clarksburg.

In preparation of the upcoming question and answer sessions, please review the handout package of the May 24, 2008 Public Information Centre. Additional copies of the handout can be obtained by contacting Ms. Carolin Rossignoli at 519-599-3131x259 or crossignoli@thebluemountains.ca , or on the Town's website at <http://www.thebluemountains.ca/documents.cfm> under Clarksburg Water and Sewer Servicing.

If you prefer to send in your questions before hand for answering at the meeting, please forward the questions to Ms. Rossignoli by Monday October 13, 2008. Questions of a similar theme may be rolled into one comprehensive question and response.

In closing, I encourage all residents to attend either of the sessions, to be held on Saturday October 18, 2008 from 10:00am to 12:00 noon and Monday October 20, 2008 from 7:00 to 9:00pm at the Marsh Street Centre, Upper Level. This will be an opportunity to have your questions answered. It is also an ideal opportunity to hear the questions being asked by your neighbours and the answers to those questions. You may also wish to bring a copy of this letter and the May 24th Public Information Centre handout to the meeting for your reference. I look forward to meeting and discussing the possibilities with you.

Yours sincerely,
TOWN OF THE BLUE MOUNTAINS,



Reg Russwurm, MBA, P. Eng.
Director of Engineering and Public Works

RR/cr

cc: Mayor Anderson and Members of Council, Town of The Blue Mountains
Paul Graham, CAO, Town of The Blue Mountains
Rob Cummings, Director of Financial Services, Town of The Blue Mountains
John Caswell, Manager of Water and Wastewater Services, Town of The Blue Mountains

Clarksburg Servicing Project: Summary of Citizen Comments

1.0 Introduction

During Public Information Sessions on October 18 and 20, 2008, to discuss Water and Wastewater service for the village of Clarksburg, The Blue Mountains staff and elected officials distributed Comment Sheets to all attendees (approximately 100 persons). Town staff and elected officials encouraged every attendee to fill out a comment form, which would provide the Town with an idea of the range and type of comments and opinions on the project.

Town staff also disseminated the comment sheet to a current list media contacts and community partners, asking them to disseminate the information as they deemed appropriate.

The comment sheet was also available on our website. The comment sheet was downloaded twenty-nine times prior to the close of the comment period (mid-November).

This summary also includes comments received by email between October 18 and November 16, 2008.

In total, 43 separate comment sheets and/or letters were received during the comment period.

2.0 Comments

To follow is a list of verbatim comments received through the methods noted in section 1.0.

Comments included:

- Our septic works fine and we would be OK to keep it. Municipal sewers would be fine and benefit I believe. Municipal water would also be a nice intermediate step i.e. water first then sewers.
- Did the Town look into the costs of bringing the sewer and water services into Clarksburg from Grey Road 2 (by the Fire Hall)? These services are already located to that area, and will be available to the Horse Park, that is growing there. There will be 1500+ (?) units going in there. By using this route you wouldn't have two river crossings.
- Maybe the town should look to town coffers for a bigger share of these costs.

- In the 1980s there was some concern about the leach ate from the landfill site polluting the ground water. This would take in the entire areas from Grey Road 40 westerly (that's us). We understand that this was the worry that initiated the look into water for the village.
- We are totally opposed to narrowing the streets and losing parking spaces.
- If we are going to widen the sidewalks so that business owners can set up al-fresco cafes/patios that we will have to dodge, we are opposed to this also. We see no benefit to wider sidewalks that you still cannot manoeuvre because of patios and sidewalk displays.
- My husband and I have owned our home on Clark Street and Arthur Taylor Lane for twenty years. Our well has always been slow recovery and we need to use a system to remove the sulphur and iron. Over the years, the well has grown weaker and three years ago we had a tank installed to store water and the well fills it at a very slow rate. Our septic is fine so we are not concerned about the sewer portion of the plan. Our concern is the water and we are definitely in favour of hooking up to it as soon as possible. People are concerned about the cost and it is expensive but when you don't have water the cost is not the main issue.
- I am not in favour of perusing the Clarksburg servicing project. I have drilled a new well, which gives me ample water, which is regularly tested, and we have a good working septic system. Given the current economic climate this money could be spent much more effectively, like reducing my taxes.
- I attended your Saturday meeting and found a few negative responses. These are the minority once again trying to rate. Go ahead with the project ASAP. The town needs to keep up with the area or become a wasteland.
- I think in principle that servicing the town is a great idea. I am concerned how unit counts will be arrived at and the impact that will have on commercial enterprises. I am also concerned about costs; encourage the municipality to save as much government and infrastructure money a possible to help mitigate costs.
- We already have water from Edward Street. We put it in at our own expense for 5 households. Our arrangement with the then Reeve McNichol was that we would be reimbursed by the remaining households when they connected to the (our) waterline.
- My husband has commented separately (above) and I agree with his comments. I would like to add a suggestion. Would it not be worth your (our) while to canvass residents in person (through staff and trained volunteers) to explain the advantages of their having

water and sewers. I have heard of people deciding to sell their houses rather than having to pay for these services. I'm wondering if they don't understand the benefit of paying over several years (amortizing the cost) and the added value to their property, should they water to sell at a later date.

- A short note to say that I personally don't require said services as well have a deep well with good water and a very good septic unit. However, the village core is and has been a sewage hole for a long, long time. We had a business in town for many years and sewage and water was always a major concern. The Beaver River and the mill stream must be carrying a lot of fairly raw sewage down to Georgian Bay, due to their close proximity to the many septic systems. I feel that this project is a must do situation, for the sake of the environment. I also think that Clarksburg will thrive when these services are available. I also feel the cost figure is too high!
- Too expensive- the residents are happy to stick with well and septic. We like our lack of growth. The business owners on the main street benefit from tourism that are attracted and charmed with the old buildings and slower pace. These comments have been made to me personally on numerous occasions this summer. We don't need another subdivision here so the town can increase their tax base and land speculators can buy land elsewhere in the town of the Blue Mountains. I don't see why each landowner (property tax payer) in Clarksburg should have to pay upwards of \$34,000 plus approx \$2,000 per year EACH so we can have a restaurant in Clarksburg. We have enough in Thornbury trying to make a living!
- The public meeting October 20 was a good effort to clarify a complex issue and to listen to questions. Thank you. Here are some comments. Keep the residents/property owners (I'm from Kitchener) informed of when the project moves forward e.g. grants are received, timelines for studies and projects are set, inform the public via mail or email. Establish the maximum annual repayment (affordability) instalment. At the meeting the Councillor thought it was around \$1500.00 but wasn't sure. Would this be \$1500.00 per sewer and \$1500.00 per water or would it be \$1500.00 per water and sewer jointly. Will this change?
- At the meeting the question was asked what was known about the aquifer. The director of engineering said, I believe no studies had been done. Why or why not? Are other small communities facing this issue, that is, the high cost for a small population base for installing water mains and sewers? Communicating with them may provide new ideas or insights.
- Cost to new home owners who just paid for a septic system.

- We are retired and have limited finances. We are fortunate to live in an area where we have good water and an adequate septic system. We do not need or require a new water/sewage system at this time. We do recognize that something must be done to the downtown section of the village and perhaps assist those whose systems need upgrading. We cannot afford this project unless the 3 gov'ts sweeten the pie and make it affordable to all. Consider doing the project over a period of time as funds allow.
- Paying \$30,000 for a sewage and water is totally outrageous, when we have a properly working septic system in our back yard which we paid to have put in already. In my opinion there is no reason to change our current system.
- I am 100% opposed to the extension of water and sewer service into the village of Clarksburg. I and the majority of residents in Clarksburg that I have talked to are against this proposal (water and sewer in Clarksburg). The residents and business owners I have talked to are against this great expense. I am currently appealing my exorbitant increase in the assessed tax value of my house that is approximately 35% higher than it was in 2005. I have had no improvement to my house and the assessed value in 2005 was too high in my opinion. I see a new Town garage is being built for close to \$3/4 million dollars, work at the misplaced Town Hall must be on the books and I have no idea of how many other projects are on the books for the Town. Taxes are going up too much. I feel there is too much unrequired spending (how many new staff for the new works building will be required?). I was born here, lived my life here and would like to die here, but I am afraid of the immense amount of spending by the Town.
- I am 100% against the proposal to install water and sewer into the village of Clarksburg.
- An expensive project for each homeowner in an unstable economic environment would add tens of thousands of dollars to our personal debt- not interested.
- Even with provincial funding I find this project too expensive.
- Number of units- always a key component to assess need. Was there a comprehensive analysis of quality and quantity of water and waste (sewage) systems (or a sample from 'around' the area)? Be specific about 'future' growth and tie-ins from 'non-Clarksburg' entities. Determine a 'capped' level of units with a sunset clause' so that the initial unit contributors are aware of the future net funding development opportunities of later entrants.
- Options and estimates- put some options on the table with estimated and present future costs.
 - As presented complete water and sewage services

- Sewer to the lowest core area (bounded by say Hillcrest Drive, Clarks Street and William Street and the Beaver River), including the pumping facilities for the complete system. This will require some very creative funding structure.
 - Phase in additional users on (say a 5-10 year interval) with appropriate construction, user fee and service costs for delayed participation... some unit(s) have new (<10 years) old septic tank and tile fields, others have well maintained systems, all will have to be on the central system eventually...(if it ain't broke don't fix it). The 11 month connection rule for connection or automatic user fees should be enforced.
- With some reasonable options to compare we may be able to move this concept to a defined design and the long awaited build stage.
- Our main concern is the cost – not the monthly charges for sewer and water, but the costs involved in connecting to the systems, as well as considerable expense of decommissioning our septic system and well. While we agree that town water and sewer would be advantageous, with our limited resources we simply cannot afford it. Both my wife and I are retired, we have no 'company' pensions, and our small investments have been adversely affected by the recent financial upheaval. Our present well and septic has served us well during the 23 years since we purchased our house.
- Is it possible to increase taxes/\$1000/year starting in 2008 and this fund go into a fund strictly for sewer and water project for Clarksburg so some time in the future that money will reduce individual cost per unit.
- I have major water problems, rust and cavitations, well is 45 years old and septic is 50 years old. Need water and sewage. How can I pay without a loan or mortgage when only receive pension.
- We are in a financial recession fixed income reduction moratorium of 11 months is not long enough. Cannot pay. Do not want it! Cost for downtown should be done now (estimate construction cost).
- I do not need these services. I cannot afford these services. At a time of global financial crisis this is a step in the wrong direction. When the majority of Clarksburg people do not want or need it our Council should respect their needs.
- Presently, I have Town water which fortunately was obtained as the same time my well water became poor. My septic tanks system is excellent and I do not need a new septic system. If my neighbours decide to go for a new sewer system I would go along with their decision. I do believe that we should at least go for water and sewers for the business section on Marsh Street.

- Was an environmental assessment done on the changes (physical) required to install water/sewer in Clarksburg?
- Clarksburg ought to proceed with water and sewer planning. My own testing of my well (according to the Ministry of Health sampling protocol) has proven progressive water contamination over 2001-2007. I am supportive of the project and as a resident I have the first choice of financing the water and sewer improvement or the second choice of leaving the community. I choose the first. These meetings are valuable to residents' individual health and the community's public health needs. Special thanks to Duncan McKinlay for chairing a difficult debate; and Reg for factual support.
- Water and sewers needed ASAP in business core before another flood creates a 'Walkerton'!! Rest of village can be phased in. It is progress and it costs!
- Already on water, have working septic system. Will have to borrow funds for sewer capital costs and hook-up. I favour a staged project- water only, services village only to support future business growth.
- Perhaps with regard to #4 'the game has changed' historically people may have asked not understanding the cost. Why would sewer have to hook up to Bruce Street rather than go along Clark Street? How many homes presently have water and sewer in Clarksburg? Are they counted into the estimate cost? Thanks for the meeting, well done. Remember water is about to become gold. I've heard concern of low income housing coming to Clarksburg if water/sewer comes in. This is a concern if one considers the multi-unit already on the main street- the structure of this building there appears not to be safe for human habitat. Phasing in is the best option.

Also see Appendix A for 6 letters submitted by residents of Clarksburg regarding the project.

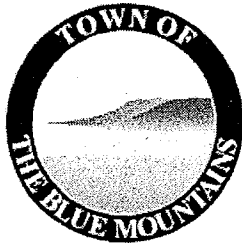
3.0 Conclusion

Overall, there is a wide range of comments, both in support and opposed to water and wastewater servicing for the Village of Clarksburg. Those opposed to the project are likely to cite negative financial impacts as the reason for their opposition. Those in support of the project are likely to state health concerns and failing well and septic systems as the reasons for their support.

Comment Sheets also included some questions and comments relating to design, road upgrading and phasing-in of the project, along with some ideas for building support for the project throughout the Village.

Overall, based on the population size of the village of Clarksburg and the number of comment forms completed, there was a higher than usual level of citizen participation in this process.

STAFF REPORT: Financial & Information Services



REPORT TO: Finance & Administration Committee
MEETING DATE: February 17, 2009
REPORT NO.: FIS.09.09
SUBJECT: Building Canada Fund – Unsuccessful Application
PREPARED BY: Robert Cummings, CMA
Director of Financial & Information Services

A. Recommendations

THAT Council receive Staff Report FIS.09.09 “Building Canada Fund – Unsuccessful Application” for information purposes;

AND THAT this report be circulated to Engineering and Public Works Committee for information and discussion on next steps.

B. Background

In November 2008, Financial Services Staff brought forward a Staff Report requesting Council authorize a submission to the Building Canada Fund for Water and Wastewater Servicing in Clarksburg.

On February 13, 2009, the Federal and Provincial governments released a report with the successful applicants, the type of project proposed and the funds allocated to each. Nearly 85 percent of project applications were approved for funding, however, The Blue Mountains was not one of the successful recipients. As of today, the Town has not received any Town-specific written notification of being unsuccessful on the Building Canada Fund application.

C. The Blue Mountains’ Strategic Plan

Ensuring long-term financial sustainability

D. Environmental Impacts

Supporting environmentally sound decisions

E. Budget Impact

This announcement will require further discussion on the Clarksburg Servicing project and other Town projects competing for infrastructure funding.

F. Attached

1. Building Canada Fund – successful municipalities for South Western and Central Regions

Respectfully submitted,



Signature

For more information, please contact:

Robert Cummings, CMA, Director of Financial & Information Services
rcummings@thebluemountains.ca
519-599-3131 x245