

Hart Highlands Sanitary Sewer LAS

Phase II: Preliminary Public Meeting

City of Prince George Representatives:

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Introduction

Thank you for coming out tonight to discuss the possibility of installing sanitary sewers in your neighbourhoods.

This meeting came about as the result of requests the City has received from concerned residents. It should not be perceived as THE MEETING where a final decision will be made – that won't come until later. Tonight our aim is to give you information about what this project would involve. At the end of the meeting we'll have time to answer any questions.

Many of you have already had a chance to look at the maps we have at the back. These maps show two areas where we are looking at putting in sewer. We have both of these two groups here tonight: residents from the Ridgeview Area, and residents from the Killarney Area.

The Ridgeview Area includes 19 properties along the northern part of Ridgeview Drive.

The Killarney Area includes 80 properties, and covers most of Killarney Drive, Sussex Lane, Sussex Place and the northern part of Wildwood Crescent.

These areas have been determined based on topography. Sewers run downhill, so we build sewers that follow hills on the ground surface.

Sewers in the two areas could be built separately, so they will be considered as independent projects. This would allow the project to go through in one area, even if residents in the other area decided not proceed.

What's Involved

The City has been approached about installing sanitary sewers in your neighbourhoods. This project would include putting in a sewer main with connections up to the property line of each house. The road and landscaping would be restored to how it is now.

The project would not include any work on your property. That would be your own responsibility.

We are *not* looking at any other additional improvements, such as putting in sidewalks or storm sewers.

What Is a Local Area Service?

The City does not provide local sanitary sewer mains. When new subdivisions are built, the developer pays for the sewer installation, and these costs are passed on to the home buyers. In existing neighbourhoods, such as yours, the construction costs would have to be picked up by the landowners.

The BC Community Charter outlines the procedure for improvement projects that benefit a specific neighbourhood. This type of project is called a Local Area Service, or LAS for short.

For a Local Area Service project to go through, at least half of the property owners, representing at least half of the total land value would need to sign a formal petition. The project would then be brought to Council. If approved, the project would go forward, with property owners being responsible for the cost of construction.

Costs

The cost per household in both areas is estimated to be around \$28,000. This includes installing the main sewer line and the individual service connections from the sewer main up to your property line. Property owners would be responsible for paying the actual cost of construction. You would have the opportunity to pay this amount as a lump sum following construction or as a property tax over twenty years.

There will also be some separate, additional costs. Individually, you will be responsible for making the connection between your property line and your house. For some of you, this may include a pump. Additionally, it will be your responsibility to decommission your septic systems.

Once your house has been connected to the City sewer system you will be charged an annual utility fee. Currently this fee is approximately \$375 per year. These fees are paid into the City's Sanitary Sewer Reserve, which is then used to pay for sewer expenses such as maintaining the sewer pipe system and treating sewage.

Next Steps

One of the handouts tonight is an informal survey form. We ask that you fill it out and return it to us by Friday, March 7th.

The survey asks if you would be in favour of installing sanitary sewers in your neighbourhood. Your response on this survey is *not* binding. We just want to get an idea of how many of you would want this project to occur.

If we receive positive responses from the majority of you, we will do a detailed design and cost estimate. In the fall, we'd meet with you to discuss this information.

Following that meeting, the City would facilitate a formal petition process. If a sufficient number of you signed that petition, the project would be brought to Council and formalized by Bylaw.

If these projects go through, construction would be planned for 2015.