



What We Heard

Hart Highlands Sanitary Sewer Main Local Area Service Phase 4 November 2016 Public Engagement Results

An informal survey was distributed to property owners, and a public meeting was held on November 16th, 2016. The following the following topics were commonly brought up in questions and comments from property owners:

Contractor Pricing

Property owners indicated they were interested in exploring the option of having a private contractor construct the infrastructure instead of using City crews. The City will further explore obtaining contractor pricing through the engineering design process.

Septic Maintenance and Repair

The public meeting had a lot of discussion about septic system maintenance and replacement costs. The City does not regulate, approve or enforce septic systems on private land. Septic systems are regulated under the *Public Health Act Sewerage System Regulations*. The *Authorized Persons* who design, install and maintain septic systems are governed through ASCTTBC. Information on the requirements of for onsite sewerage system is available at owrp.asttbc.org and northernhealth.ca. The websites provides consumers and property owners with information they need to understand their role and responsibilities in regards to their onsite sewage treatment and links to BC laws regulations and best practices. The City recommends contacting a Registered Onsite Wastewater Professional (ROWP) for any recommendations or assessment of their existing septic system or to estimate repair and replacement costs. The City project webpage contains related links to septic system information resources.

Private Connection Cost

The cost of private side connection and septic system modifications was a common topic both at the public meeting and through the informal survey. The City is not involved with these costs and has not collected this information from previous phases. To help property owners find this information the City will explore having a third party provide connection cost estimates based on a handful of connection scenarios.

Real Estate Value

Property owners asked what the effect this project would have on the value of their property. The City is currently exploring what data may be available and if any statistics are available to provide this information.

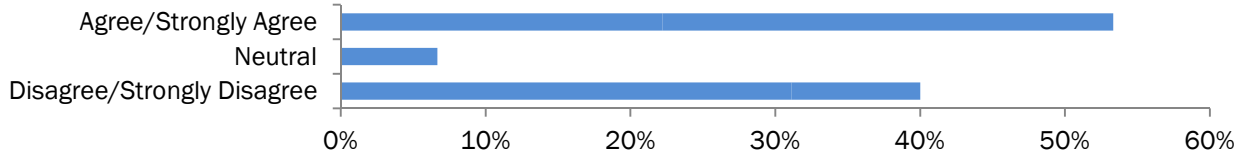
Financing Details

The public meeting had many questions about the payment structure, annual cost, interest rate, and if late fees are applicable. The estimated cost of the LAS project is between \$22,000 and \$27,000 per lot based on construction by City crews and includes a 20% contingency to account for circumstances such as bad weather or difficult soil conditions. A detailed highest probable cost will be calculated through the engineering design process and will be a key component of the formal petition. The City will request a loan from the Municipal Financing Authority (MFA) and property owners will repay the loan either through a parcel tax over 20 years or a one time lump sum payment. The total cost of the sanitary sewer project will be divided equally among all the benefiting properties. The loan interest rate will be calculated and a key component of the formal petition. Annual payments could be between \$1,500 and \$2,100 depending on the interest rate and final construction costs. The LAS charges will be applied the year after the project is completed. The parcel tax will be subject to the same late fees as property taxes.

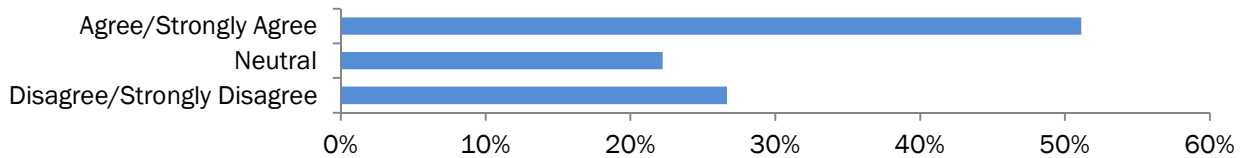
Survey Results

The City received 45 responses to the informal survey, which are summarized below:

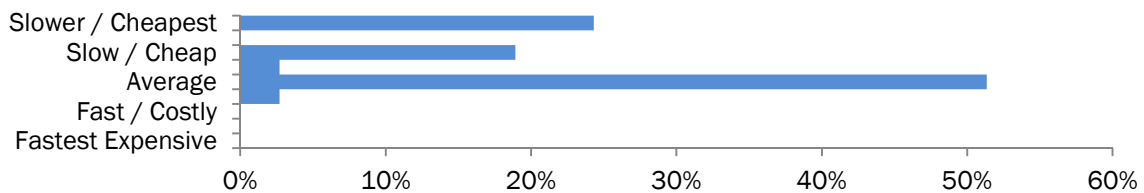
1. I am interested in connecting my property to the City sanitary sewer and would likely support a Local Area Service Project for the installation.



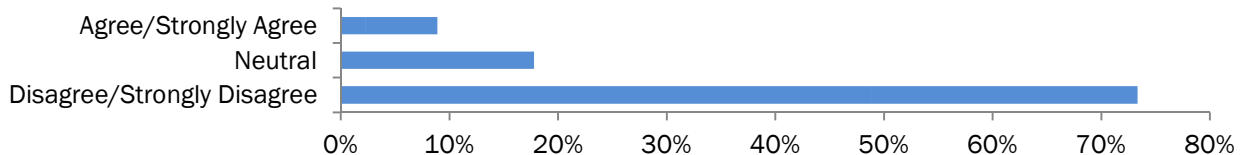
2. I support City funded road widening along my street to improve safety and snow clearing operations and recognize that road realignment and widening will result in the loss of landscaping within the city owned boulevard.



3. Please indicate your preference for the projects relationship between cost and time by marking a location along the Time vs Cost scale below:



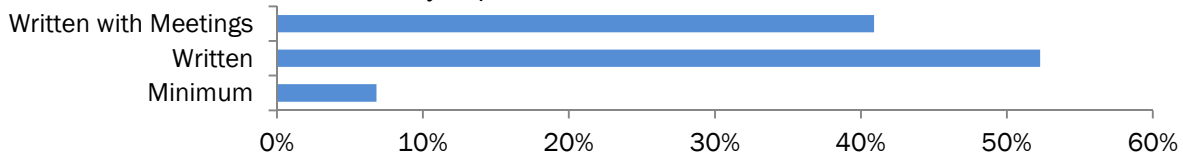
4. Other new improvements such as sidewalk or street lights should be made, recognizing that property owners would be responsible for the cost of this additional work.



5. What additional infrastructure if any would you like to see installed?

The majority of responses indicated none or left this question blank. 12% indicated sidewalks were preferred.

6. What level of communication would you prefer to receive?



7. What are you most interested in being involved with?

Some responses include: communication, cost, and home connections. Many surveys did not include a response for this question.