

St. Clair Road, Heritage Line, and Murray St Proposed Waterline Project

Virtual Public Information Center

September 16, 2024 to
October 4, 2024



Project Team / Introduction



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Chatham-Kent Public Utilities Commission (CK PUC) – Who are we?



CK PUC is a local board of Chatham-Kent Council.

The responsibility of the CK PUC is the treatment and delivery of safe drinking water, as well as, the collection and treatment of wastewater.

The Ontario water and wastewater industry is heavily regulated with compliance to both Provincial and Federal regulations being of utmost importance.

CK PUC – Who are we?



Water:

- Five (5) water treatment plants with distribution system
- One (1) Stand alone water distribution
- Approximately 1,710 kms of water mains
- 3,321 hydrants
- Supply water to over 90,000 people (39,636 customer connections) in Chatham-Kent, Lakeshore and Leamington

CK PUC – Who are we?



Sanitary:

- Seven (7) wastewater treatment plants / collection systems
- 2 lagoons systems
- Approximately 533 kms of sanitary sewers lines
- Service over 75,000 people (29,493 customer connections)

Agenda

- CK PUC Petition Policy
- Project History
- Assessment Policy & Map
- Proposed Service Area & Sizing
- Construction Map
- Estimated Cost & Connection Charge
- Part XII Charge / Development Charge
- Financial Options
- Typical Water Connection
- Monthly Water Rates
- Vote Criteria
- Voting Ballot
- Next Steps
- Questions?



CK PUC Petition Policy



- Projects are constructed under Part XII of the Ontario Municipal Act
- Waterline projects can be initiated through an Order from the Ministry of Environment, Conservation and Parks (MECP), the CK PUC petitioning process, or for economic development reasons
- For a petition to move forward for an estimate, CK PUC requires 50% or more of the property owners to sign the petition form
- Chatham-Kent Engineering department creates an estimate and CK PUC uses this to determine a cost per connection for the property owners
- Then the property owners will vote on whether they want the project to proceed. The vote requires 66% of residents in favour in order for it to proceed to construction

Project History



1. Petition Received

- CK PUC received a petition in April 2024 requesting consideration for a municipal waterline extension along St. Clair Rd, Heritage Line, and Murray Street

2. Property Review & Modelling

- CK PUC reviewed all properties along these roads to determine the total number of properties involved
- There were two watermains in the area that CK PUC reviewed for possible extension
- CK PUC conducted pressure and flow testing on these existing watermains and ran computer modelling to determine the watermain size required
- The modelling showed that the proposed watermain would have to be extended from Murray Street in order to support this request.

Project History



3. Project Estimate & Assessments

- Chatham-Kent Engineering department created an estimate for the proposed waterline that includes the Engineering, Ministry approval fees, and HST.
- CK PUC determined the cost per connection for the properties based on the number of properties involved and the CK PUC assessment policy.

4. Virtual Public Information Center

- A virtual public information center is being presented to explain the proposed project and connection costs

Assessment Policy

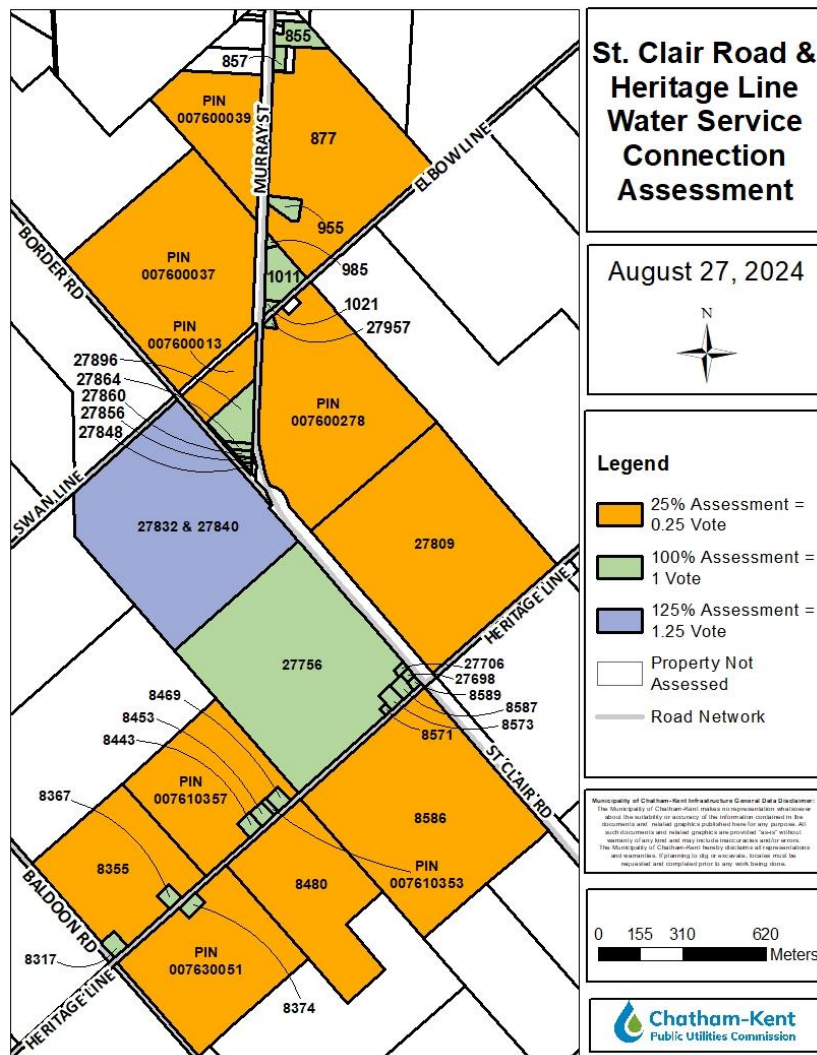


100% Assessment Charge

- A 25mm diameter water service connection will be provided to each occupied or vacant residential, industrial, and commercial property and all occupied agricultural properties
- These properties will be charged a full (100%) service connection charge

25% Assessment Charge

- All vacant agricultural properties that do not receive a water service connection are charged a 25% assessment fee
- An additional dwelling on a single property, that does not receive an additional service connection, is charged a 25% assessment fee



Assessment Map

This map shows all properties involved and their assessment values

Proposed Servicing Area & Sizing

The proposed waterline would connect to the existing 150mm diameter waterline on Murray Street that ends in front of 851 Murray Street. To meet the flow requirements for the petitioned area, the following would be required:

- Approximately 2,702 meters of 100mm diameter watermain extending south down Murray Street and St. Clair Road
- Approximately 1,540 meters of 50mm diameter watermain extending southwest on Heritage Line

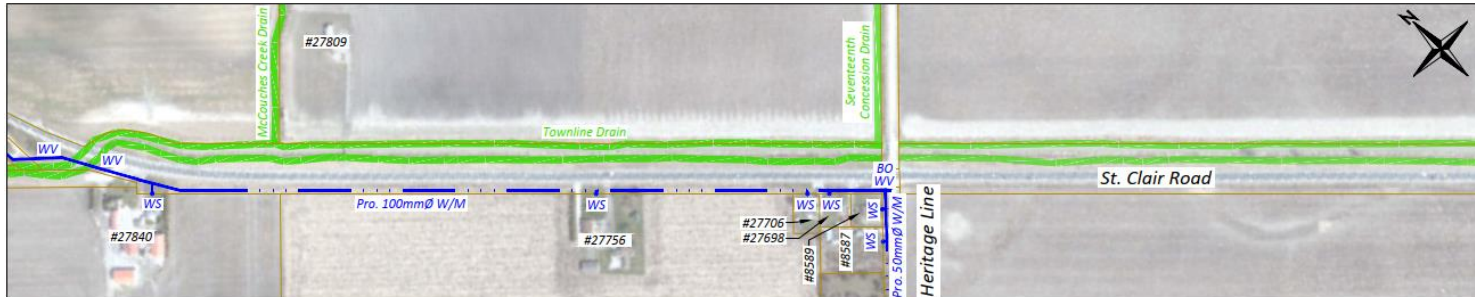
The proposed watermain does not include for fire protection

Construction Map

Murray Street and St. Clair Road

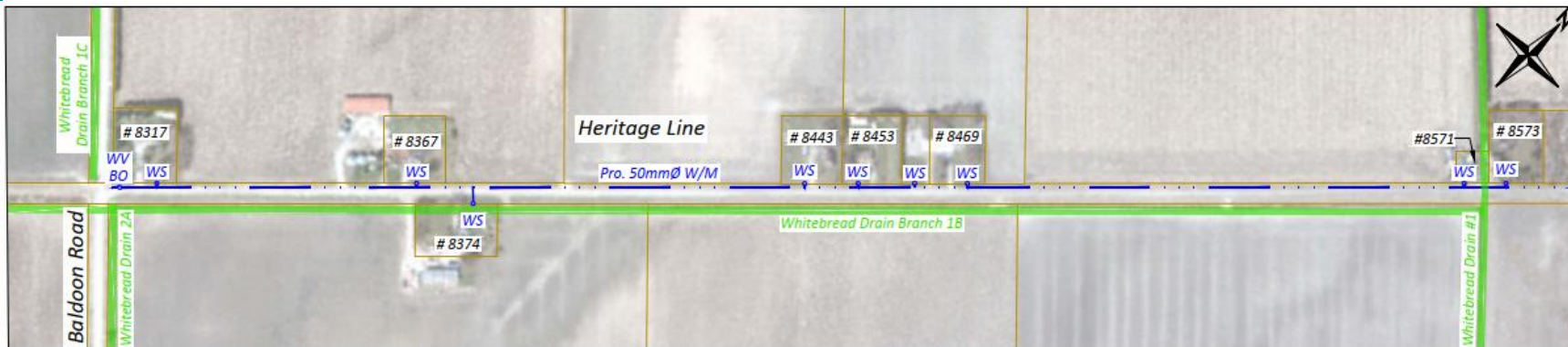


2,702 meters of 100mm diameter watermain with water service connections to properties.
This watermain would be installed by open-cut and directional drilling method.



Construction Map

Heritage Line



1,540 meters of 50mm diameter watermain with water service connections to properties.
This watermain would be installed by directional drilling method.

Estimated Cost & Connection Charge



Total Project Cost Estimate	\$2,198,292
Number of Connections at 100% Charge	26
Number of Connections at 125% Charge	1
Number of Vacant Farmland (25% Charge)	11
Total Assessment Value	30.0
100% Assessment (Cost per connection)	\$79,539
125% Assessment (Cost per connection)	\$97,858
25% assessment (vacant agricultural)	\$18,319

The Project Costs are divided by the "Total Assessment Value" to get the cost per connection

*The fee includes the 2024 Part XII Charge (\$6,262.40) for the 100% and 125% Assessment fee

Part XII Charge / Development Charge

In 2004, CK PUC introduced a Part XII Charge Bylaw, which applies to all new users of municipal water and sanitary sewer systems in order to offset costs associated with the water and wastewater infrastructure.

The 2024 per-unit Part XII Charge associated with a municipal water distribution project is as follows:

Single and Semi-Detached Residence	\$6262.40
Multiple Dwellings	\$4020.00
Apartments (2+ Bedrooms)	\$4069.60
Apartments (Bachelor & 1 bedroom)	\$2460.80
Greenhouses	\$0.87 / ft ²
Commercial (gross floor area)	\$4.51 / ft ²
Institutional (gross floor area)	\$4.51 / ft ²
Industrial (gross floor area)	\$0.56 / ft ²

*This charge was included in the 'Cost per Connection' fee on the previous slide

Financial Options

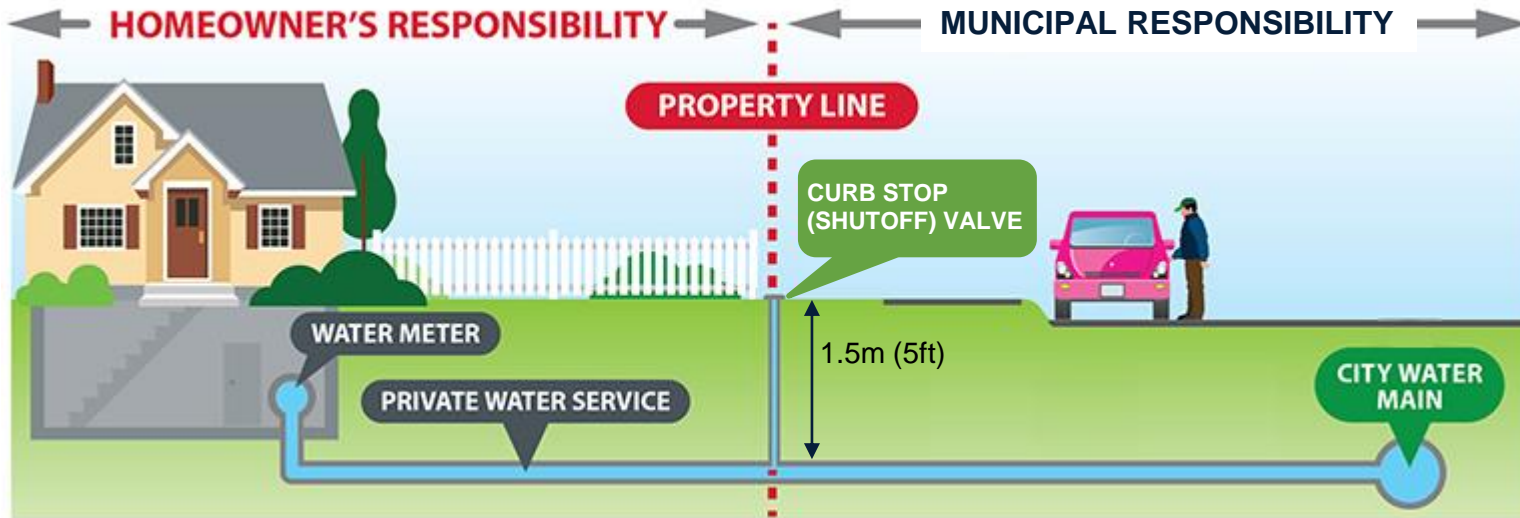
The assessment charge can be paid based on a lump sum at the time construction is completed, or in the form of an amortized annual charge financed through the Municipality

Total Assessment Value	Lump Sum	5 Year Option (8.70%)	10 Year Option (8.70%)	15 Year Option (8.70%)
100% Assessment (Part XII Charge included)	\$79,539	\$20,290	\$12,231	\$9,693
125% Assessment (Part XII Charge included)	\$97,858	\$24,963	\$15,047	\$11,926
100% Assessment (vacant land, no Part XII charge)	\$73,276	\$18,692	\$11,268	\$8,930
25% Assessment (Part XII Charges not applicable)	\$18,319	\$4,673	\$2,817	\$2,233

Local improvement projects are financed through the Municipality by property owners to the bank's Prime Rate (CIBC) plus 1.5%. The table above includes a rate of 8.70%. Prime Rates are relative to the year the project is completed.

Typical Water Connection

The water service would be installed to the property line with the Curb Stop valve at the property line. Homeowner's will need to hire a contractor to extend the service from the property line into the home/building.



A water meter will also be required at an additional cost and is supplied by CK PUC

* Please note: Commercial and Industrial properties will be required to install a water meter pit located just inside the property line on their new water service for their meter.

Monthly Water Rates



- If a property chooses to connect into their provided water service, a monthly water bill will be charged. This covers the cost of bringing the water to your home, including operating and maintaining the pumping stations, reservoirs and distribution system.
- The water charge on your bill is based on the amount of water you use measured by the water meter plus a flat rate service charge.
- For a standard residential water meter, the monthly rural 2024 water service charge (flat rate) is \$29.14. The 2024 water usage rate is \$1.42 per cubic meter of water used.



Note: If you choose not to connect your water service to your house and no water is being used, then there is no monthly water bill.

Note 2: If a property chooses to connect to the municipal water system and keep their private well active, the existing private well must not be connected to the plumbing that has connected to the municipal water system. There must be a physical separation between the well and the municipal water plumbing on your property.

Vote Criteria

CK PUC Waterline Voting Policy:

Each property receives voting in accordance with their assessment value

Each property at 100% assessment receives 1 vote

Each property at 25% assessment receives $\frac{1}{4}$ vote

Each multiple assessment receives equivalent vote

ex. single property with two house units receiving one water connection

- First House 100% Assessment
 - Second House 25% Assessment
- 125% Assessment 1.25 votes

Voting Ballot



A ballot for voting was included in the petition package mailed to each property. Property owners need to fill out the ballot and return it to CK PUC on/before:

Friday, October 4th, 2024 before 3:30 p.m.

You can email, mail, fax, or drop it off at any Municipal Centre in the Municipality of Chatham-Kent or CK PUC office.

Only the votes returned are counted. If you do not vote, you accept the direction provided by those that do.

Chatham-Kent Public Utilities Commission	
<u>ABC Road Watermain</u>	
Proposed Watermain Extension <u>Ballot and Comment Sheet</u>	
The Chatham-Kent Public Utilities Commission (CK PUC) received a petition for the possibility of water servicing from property owners in your area. CK PUC is acting on behalf of these property owners and a vote will be taken.	
CK PUC would appreciate receiving any comments you may have regarding the proposed watermain extension. Please use this sheet to record your comments and/or suggestions and email, mail, fax or drop it off at the following address by December XX, 20XX before 4:00 p.m. local time.	
Chatham-Kent Public Utilities Commission 325 Grand Avenue East, P.O. Box 1191 Chatham, Ontario N7M 5L5 Tel: 226-312-2023 Ext 4355 Fax: 519-352-3432 ckpuc@chatham-kent.ca	
Ballot Instructions:	
Any property which is assessable 100% receives 100% (full) vote. Any property which is assessable 25% receives 25% (quarter) vote. For details on cost and financing, please see reverse.	
Are you in favour of proceeding with the proposed project at this time, as outlined?	
Please Return Your Ballot. Support For The Project Will Be Evaluated On The Number Of Ballots Returned To The CK PUC.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
Please Fill Out The Following And Check Any Situation Which Applies To Your Property(ies). If none of the items apply to your property, please leave it blank.	
CK PUC Requires The Following Information Before Project Start. As No Consideration Will Be Given For Exemption/Addition After The Project Is Completed	
Unbuildable Lot(s) <input type="checkbox"/>	Multiple properties considered as one under deed <input type="checkbox"/>
Sterile Lot(s) <input type="checkbox"/>	Two or more residences on property <input type="checkbox"/>
Plans to join lots <input type="checkbox"/>	Plans to demolish/move residence before construction <input type="checkbox"/>
Plans to sever lot(s) <input type="checkbox"/>	Plans to build residence(s) <input type="checkbox"/>
Requirements for larger service <input type="checkbox"/>	Plans to re-zone property(ies) <input type="checkbox"/>
Property previously assessed in W/M project <input type="checkbox"/>	
State any other situation not listed: _____	
> Please Note That If Any Of The Above Apply, You May Be Contacted For More Details And Supporting Documentation. Please Leave A Contact Number In The Space Provided.	
COMMENTS: _____	
Name(s): _____ (please print)	
Affected Address: (911# & Rd. name) _____	
Property Roll Number: 3650 <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> 0000	
Phone number: _____	

Next Steps



- Please ensure you return your ballot on/before October 4th, 2024 by 3:30 p.m.
- The CK PUC petition policy requires that sixty-six (66%) of the property owners vote in favour of the project in order for it to proceed to construction
- After the ballots are collected and counted, the results will be reported to the next Commission meeting. The results for this petition are scheduled to be presented to the Commission on October 17th, 2024
- The Commission will approve the proposed project to proceed or turn it down.
- After the Commission meeting, the property owners will be informed by mail of the results and CK PUC action for this proposed waterline

Next Steps

- If the project is approved by the Commission, CK PUC will proceed with the design and tendering process for construction
- If the tender costs result in the property assessments exceeding 10% of the estimate values presented, then a re-vote will be required by the property owners
- After the project is constructed and commissioned, property owners will be able to connect into their service and choose their preferred payment method (ie. lump sum or financing)



Questions?

If you have any questions about the proposed watermain project, please contact CK PUC at:

Phone: 519-360-1998

Email: ckpuc@chatham-kent.ca

