

RAYLEIGH WATERWORKS DISTRICT
Communal Septic Upgrade Information Meeting Minutes
February 3rd, 2020

In attendance:
James Kowalchuk, Glen Desjardine, Brian Samila, Ben Pregent, Fe Villanueva
_____23_____ Residents in attendance

1) **CALL TO ORDER** The meeting was called to order at 7:00pm by James Kowalchuk

2) **Introduction-**

Prior to the opening of the referendum voting, the trustees wanted to address any last minute questions and concerns about the referendum. We have to pass a referendum to allow us to create a bylaw to borrow money. It is controlled by the Governance in Victoria and it's quite a logical thing. We can't publish the results of the referendum. We have to release them in a public meeting format. We're going to move to voting at the end of this discussion if you're ready to vote. If you're not ready to vote, there's voting here tomorrow night and on Wednesday night from 7 p.m. to 9 p.m. Our plan is about having a final Q&A period for your last minute concerns. The City of Kamloops sent us information about a week after we sent the referendum notices out. They mentioned they're looking into city sewer. That necessitated some discussion of the city sewer project to the limit where information is available which, at an early stage, is still very meager.

After several years of dealing with the communal septic concerns, we're ready to present the financial side of this plan. We're tasked with providing potable water to 722 residents and communal septic services to 145. Some of these you may have heard before but I want to mention it so that you know the rules we have to live by. The Improvement Districts are governed by legislation in Victoria and Ottawa and by extension different Ministries within the government like the Interior Health and Ministry of Environment. The District is also affected by bylaws and regulations of premise issued by the City of Kamloops and that has a very direct effect on us. This of course is where we get our performance standards from such as how clean is our water and how are we dealing with our waste water. There are different laws and regulations in place to try and make sure that we, so to speak, color inside the lines, that is, abide by existing regulations and permit requirements, etc. Currently, we are not coloring inside the lines which of course you have been aware of for at least a year now most of you. Wastewater surfacing on field 2 are a band-aid temporary solution to stop surfacing and our lack of a spare or backup septic field each one of those issues put us out of compliance with the Ministry of Environment. The solution chosen by residents last spring addresses all of these concerns. The band aid that I mentioned, right now is saving residents thousands of dollars a month but will cost other significant and costly problems unless we moved to a very near future. So that's a very time-restricted band aid because by incorporating it, we're causing damage in other areas. We have to take care of that pretty quickly. This solution also addresses the important aspect that of sustainability which is another responsibility laid on governing boards. It has taken almost a year to bring the solution to a presentable detailed state. After our referendum notices went out, the City of Kamloops communicated with us. It was a resident-based petition that started that off. Our previous meeting with the City of Kamloops, trustees were led to believe the support for the petition was rather soft and wasn't going ahead and then we sent out the referendum notices, we got the word out that they were going to move ahead. In their last week's meeting, they have requested a grant to further pursue the studies of a city sewer system. They got \$75,000 from the City of Kamloops to allow them to explore and investigate to determine what is required.

Needless to say, we were a bit surprised that between Rayleigh and Karindale, the petition received 38% support of the whole population. As we move towards our discussions tonight, we want to share as much as is available. We want to make it an informative and intelligent decision as possible and, therefore, it would be grossly inadequate to not include the City of Kamloops proposal. The trustee calendar for this project was set. The meeting and voting times have been published when this information came to us from the City. If the referendum passes, it is our intention to start construction as soon as the frost is out of the ground. We were led to believe that early season bids

are the most competitive before the contractors get tied up with other projects in the spring and the summer. So we're looking to do it with the cheap bids before the contractors have their plates full. This project is almost five years overdue and certainly requires immediate attention. Here with us are our new administrator, Fe, and the trustees, Glen, Ben, Brian and myself, James. Fe and I have been in discussion with Liam Baker, City of Kamloops Utilities Engineer. He mentioned that it's too early in the game, we don't have answers yet. He's given us information that deals with the process. He's also provided some contact information so the residents can talk to him personally. If I or my fellow trustees or residents express themselves poorly or in a manner that's not clear, make sure that we're clear with you so that there's no lack of understanding when it comes to time to make a decision. At no time should any of our or your comments or questions be critical or disrespectful of any people involved in the process including fellow residents, trustees, organizers and signers of the city sewer petition. I'm confident that all of the players, from wherever they come, want what they consider a best result. This preamble was explained why our short Q & A period might take a little bit longer tonight.

If the referendum passes, there are financial implications and those have been mailed to you and posted on the website. If the referendum fails, there are financial implications. If the city sewer comes, there are financial implications. Anything we do is going to cost money so that's the downside of all of this. There are those in the meeting tonight who were unable to avail themselves of the information last spring. There is also who may have forgotten. Dates are approximate and many details have been left out. Field 2 had repair work done in the past but has been problematic. The trustees started to address the problem about four years ago but at the same time were undertaking an engineering assessment study our infrastructure. At that early meeting before last year, the residents in attendance wanted us to delay further discussion until the engineering work was in, which took a couple of years. Once the reports were in, the discussions were open again. During this period of time, field 6 also started to act up or started to have water surfacing and that's immediate environment issue. After several relative low cost and unsuccessful remediation attempts of field 2, the series of public meetings last spring were conducted. At these meetings, the engineers proposed resolutions to the excessive septic problems. In the first public meeting, a resident stood and suggested an addition to one of the three proposals. It certainly had merit and in the subsequent two meetings, was presented as the fourth option. Following the information meeting, three nights were devoted to a secret ballot vote. The resident suggested solution got the most votes. These results were published last year on our website and the Royal Flush. The solution included a forcemain from field 2 running off from field 5, which connects there to an existing forcemain and takes it to field 7. So we want it pumped from field 2 and connect to another pipe which will take us to field 7; the construction of 3 new septic fields by field 7, enhancements to all septic tanks and the new fields to promote longer life span for the system. Leaving field 2 to dry out allows us to keep this potential asset in the ground and if it recovers itself, allows us to use it again in the future.

We're looking to have you approve the borrowing of \$700,000, at 4.5% interest rate for 10 years. Total cost \$6,003.88 including interest of \$1,176.30. You can pay upfront for \$4,827.59. If not, quarterly payment for \$150.10 per household. Are you okay with that?

Question & Answer:

- If you pay \$4,827.59, you don't get to pay \$150.10? Yes.
- Which one is field 5? The top lot. The top lot has fields 4 & 5 there.
- And field 7? North Cammeray.
- So what's behind this Cammeray? That is field 1.
- Is Field 1 viable and good? Coincidental. The developer lived in the neighborhood and he made sure that it's built good. It's made of bricks. Field 3 is over at the Strawberry.
- Are we going to discuss the increase in the price? Yes, absolutely.

We will look at the ramifications of a pass and failed referendum and the city sewer project numbers are speculative because the numbers are not there yet.

Prices have gone up. The first estimates presented by the engineers over the previous 3 meetings were Class D estimates, an educated guess. We don't want cost overruns so there are contingencies built here. The referendum is a lengthy process. It's taken us a year to get here.

- Like a 20% contingency then? It varies. It's got tender allowances. Waterworks have got some contingency in there for cushion purposes. TRUE Consulting will facilitate but the trustees will decide which tenders to accept. If the bids come in too close to these estimates, they will be rejected or the plan put on hold. We're pretty confident of the estimate.
- What class is that this time? This is class A and that explains some of the increase.
- Does that include the ones on the other side of the tracks? No, they are just for the communal septic.
- Say we passed the referendum and we choose to pay the \$4k, what's the timeline like? This construction loan which the bank could give us an open ended loan. Once the construction is completed, say if the construction comes in at \$600k, then we do the math, divide it by 145 sewer connections and send out your quarterly payment. Everything has been delayed, but if we get to start the construction, we would have finished numbers by June or July.
- How long would that field 5 last with the band aid solution? It's all underground, we just don't know.
- Is this just one field? 3 new fields.
- How soon are the other ones needed to be done and that would mean another bill coming down? It is unknown. We're making the system redundant but at the same time, it's allowing us to solve issues in the future.
- Are there any grants? We already have investigated that but there was nothing available for us. We will reinvestigate that.
- What condition is the Strawberry field in? We've had no problems with it so far.

If the referendum fails, the cost implications are as follows. In 2018, we spent \$14k on pumping the fields and regular sludge/maintenance pumping for total system. In 2019, we paid \$55k for pumping, of this is for Field 2 for \$40k. Projected pumping in 2020 is \$60k provided no additional pumping required. At this rate, in 5 years, we expect to pay \$350k, or \$700k in 10 years. At least \$700k is also required for restoration, as per our permit, if the city sewer system is installed. The city has also increased its disposal fees and will affect us further.

- If the city sewer comes through, the 145 residents on the septic would have to pay the restoration? Yes, it's the residents on the septic.

For the city sewer, the information is limited. In 2001, there was an estimate of \$12m +/- 50%. It came in one of the discussions with Liam. These are tentative. Inflation, cost of new machine, etc, it would be easy to have the amount to go up to \$25m by 2025. The city will pay 20% of the total cost of the project while 80% will be shared by Rayleigh and Karindale. Grants may come through and if it does, the rest of the amount will be shared at 20%, 80%.

We need 50.1% of the one who vote; one vote only per household. The announcement of the results will be on February 11th, Tuesday. We're ready to go to start the voting if there are no other questions.

James Kowalchuk adjourned the meeting at 8:08pm.

Administrator

Chairman