

Municipality Of Chatham-Kent

Public Utilities Commission

To: Mayor and Members of Council

From: Tim Sunderland
General Manager
Chatham-Kent Public Utilities Commission

Date: February 13, 2020

Subject: Preliminary Assessing By-law for Bluewater Line and Base Line Road Waterline Project (Community of Chatham Township)

Recommendations

It is recommended that:

1. The Bluewater Line and Base Line Road Waterline Project and the necessary By-law under Part XII of the Municipal Act, 2001 be approved.
2. Administration be authorized to borrow monies towards the project by the issuance and sale of debentures. Pending the sale of the debentures, the Mayor and Treasurer be authorized to make such temporary borrowing as may be required in order to meet the payments due to vendors.

Background

The Bluewater Line and Base Line Road Waterline petition was submitted to the Chatham-Kent Public Utilities Commission (CK PUC) in October 2019. A public meeting was not held for this petition due to the few number of properties and property owners being a part of this petition.

Originally, the petitioned area would have a 100 mm diameter waterline extension connected to the existing 100 mm diameter waterline on Bluewater Line and continue easterly along Bluewater Line.

An information and vote package describing the proposed extension project and associated costs was distributed to the benefiting property owners by mail. A ballot was included in the package with the return date of December 6, 2019.

It was indicated to the property owners that CK PUC would require that a majority of affected property owners be in favour of the project and that, as a guideline, 66% of the returned voters should support the project before administration would recommend that the project proceed to construction.

One hundred percent (100%) of the property owners returned the ballots and the ballot results were eighty four percent (84%) in favour of proceeding with the project.

CK PUC staff discussed the benefit of looping this new proposed watermain with the existing watermain on Base Line to provide looping and better pressures if there were chances of watermain breaks along Dufferin Avenue. There are many reasons to loop the watermain including health, fire and economic benefits that will occur. By looping the watermain to the existing Base Line watermain, it will provide a continuous water loop system that will provide positive system improvements in reliability, flexibility of operations, maintenance and water quality.

At the regular scheduled December 19, 2019 PUC Commission meeting, CK PUC approved proceeding with providing water servicing to the residences along Bluewater Line, based on the approved Waterline Assessment Policy requiring 66% support. The waterline will be looped between Arnold Road and Base Line connecting to the existing waterline on Base Line and CK PUC would pay for the looping and carry the deferred assessments until the property owners wished to connect.

Comments

The distribution network for this area will be connected to the existing 100 mm diameter watermain on Bluewater Line and continue along it for 895 metres using 100 mm diameter watermain. It would then continue along Base Line just west of Arnold Road for 1688 m until Snye Road, using 150 mm diameter watermain where it would connect to the existing 150 mm diameter watermain. The total watermain will be approximately 2,583 metres.

The property owners in the petitioned area, Bluewater Line would not have an option to be deferred, since the ballots came back eighty four percent (84%) in favour, as per CK PUC's Waterline Assessment Policy. A total of six (6) residential land parcels and one (1) vacant agricultural parcel exist along the petitioned waterline area.

The property owners in the non-petitioned area include nine (9) residential land parcels and three (3) vacant agricultural parcels.

The 12 properties along the non-petitioned area were given the opportunity to buy into the project to acquire a water service at an estimated cost of \$32,183.64 based on 100% assessment which includes the 2019 Part 12 Charges. Six (6) property owners signed "Yes" on the Connection Request Form.

Out of the remaining six (6) properties, three (3) property owners signed "No" to a water service connection and three (3) of the property owners did not return their Connection Forms. The property owners that signed "No" or did not return their forms will be deferred at an estimated connection cost of \$35,000.00 based on 100% assessment plus Part 12 Charges. CK PUC would pay for and carry the deferred assessments until the property owners wish to connect.

The Engineering and Transportation Division prepared the estimated costs for the proposed waterline. The estimated cost for the petition and non-petitioned project, including MECP approvals and 1.76% HST is \$471,545.66 of which \$111,284.66 is associated with the carrying costs of the looped area and would be allocated to CK PUC. The estimated cost per connection including the 2017 Part 12 Charge is \$32,184.00 and \$7,353.00 for vacant agricultural land.

It is recommended that Council approve the Bluewater Line and Base Line Road Waterline Project By-law as outlined in Schedule "A" and Schedule "B" and the necessary By-law under Part XII of the Municipal Act, 2001.

Areas of Strategic Focus and Critical Success Factors

The recommendations in this report support the following areas of strategic focus:

Economic Prosperity:

Chatham-Kent is an innovative and thriving community with a diversified economy

A Healthy and Safe Community:

Chatham-Kent is a healthy and safe community with sustainable population growth

People and Culture:

Chatham-Kent is recognized as a culturally vibrant, dynamic, and creative community

Environmental Sustainability:

Chatham-Kent is a community that is environmentally sustainable and promotes stewardship of our natural resources

The recommendations in this report support the following critical success factors:

Financial Sustainability:

The Corporation of the Municipality of Chatham-Kent is financially sustainable

Open, Transparent and Effective Governance:

The Corporation of the Municipality of Chatham-Kent is open, transparent and effectively governed with efficient and bold, visionary leadership

Has the potential to support all areas of strategic focus & critical success factors

Neutral issues (does not support negatively or positively)

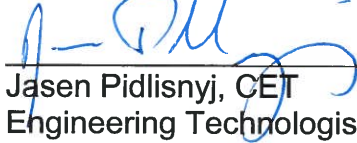
Consultation

The Engineering and Transportation Division prepared the preliminary engineering information.

Financial Implications

All costs associated with the project will be recovered through assessment and future connections. CK PUC will carry the cost of the deferred assessments until the property owners connect. The deferred assessment amount will be \$111,284.66.

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Reviewed by:



Tim Sunderland
General Manager
Chatham-Kent PUC

Attachment:

Bluewater Line and Base Line Road Waterline Preliminary Assessing By-Law

P:\RTC\Water&WasteWater (PUC)\2020

BY-LAW NUMBER
OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-Law to authorize the construction of a water works and the imposition of a water rate for the payment of the capital cost of the construction of such water works; **Bluewater Line Road and Base Line Road Waterline Project (Community of Chatham Township)**

FINALLY PASSED the day of , 2020.

WHEREAS the Council of the Corporation of the Municipality of Chatham-Kent authorized the Public Utilities Commission for the Municipality of Chatham-Kent to prepare the plans and specifications for the proposed Water Works.

AND WHEREAS a majority of affected ratepayers responded to a vote on the project.

NOW THEREFORE the Municipal Council of The Corporation of the Municipality of Chatham-Kent enacts as follows:

SHORT TITLE

1. This By-law may be cited as the “Bluewater Line Road and Base Line Road Waterline Project ” Water Works By-law

DEFINITIONS

2. In this By-law,
 - (i) “Corporation” means the Corporation of the Municipality of Chatham-Kent;
 - (ii) “Council” means the Council of the Corporation of the Municipality of Chatham-Kent;
 - (iii) “Municipal Act” means the Municipal Act, 2001, as amended from time to time;
 - (iv) “Public Utilities Commission” means the Public Utilities Commission for the Municipality of Chatham-Kent;
 - (v) “Service Connection” means the pipe and appurtenances that connects the waterline to the street line;
 - (vi) “Street line” means the boundary of a property adjoining a road allowance;
 - (vii) “Water Works” means any works for the collection, production, treatment, storage, supply or distribution of water, or any part of such works;
 - (viii) “Water Works Rate” means a charge for the capital cost of water works.

- (ix) "Water line" means the distribution pipe which carries the supply of water along the road allowance.

APPLICATION OF BY-LAW

3. The Water Works referred to herein shall be constructed pursuant to the provisions of Part XII of the *Municipal Act, 2001*.
4. Water Works, including waterlines and appurtenances, shall be constructed along the lands shown on Schedule "A" attached hereto.
5. The Public Utilities Commission is hereby authorized to make such plans, profiles, and specifications and furnish such information as may be necessary for the making of a contract or contracts for the execution of the Water Works.
6. The Public Utilities Commission is hereby authorized to cause a contract or contracts for the construction of the said Water Works to be made and entered into, including the administration of a tender process, and to execute any related documentation to give effect thereto.
7. The construction of the Water Works shall be carried out and executed under the direction of the General Manager of Water and Wastewater Services for the Public Utilities Commission.
8. The Treasurer for the Corporation may make such arrangements with the Canadian Imperial Bank of Commerce, a chartered bank in Canada, for the temporary advances of monies to meet the cost of the Water Works pending the completion of the same.
9. The Water Works may be financed over a period not more than fifteen (15) years at a rate of interest to be determined by the Treasurer for the Corporation. The Water Works shall be paid for by the imposition of a water works rate on the benefiting lands computed by a unit charge for each parcel or parcels of lands, which is a parcel separately assessed according to the last returned assessment roll, or parcels having received severance consent by the date of this By-law, in accordance with the Schedule of Assessment attached hereto as Schedule "B".

10. Only one Service Connection will be permitted for each separate parcel or parcel having received severance consent by the date of the enactment of this By-law, assessed in Schedule "B."
11. Council hereby authorizes the borrowing of monies for completion of the Water Works by the issuance and sale of debentures. Pending the sale of the debentures, Council hereby authorizes the Mayor and Treasurer to undertake such temporary borrowing as may be required in order to pay any amounts that become due and payable as a result of proceeding with the Water Works project.

FUTURE CONNECTIONS

12. If a severance occurs on a parcel assessed in Schedule "B," after the date of the enactment of this By-law, the owner(s) of the severed parcel will be required to pay to the Corporation the cost of one unit as set out in Schedule "B."
13. The owner of an existing parcel will be required to pay to the Corporation, the cost of any additional connections to the parcel.

VALIDITY

14. If a court of competent jurisdiction declares any provision or part of this By-law to be invalid or of no force and effect, it is the intention of the Council in enacting this By-law that each and every other provision of this By-law authorized by law, be applied and enforced in accordance with its terms to the extent possible according to law.

THIS By-law come into full force and effect upon the final passing thereof.

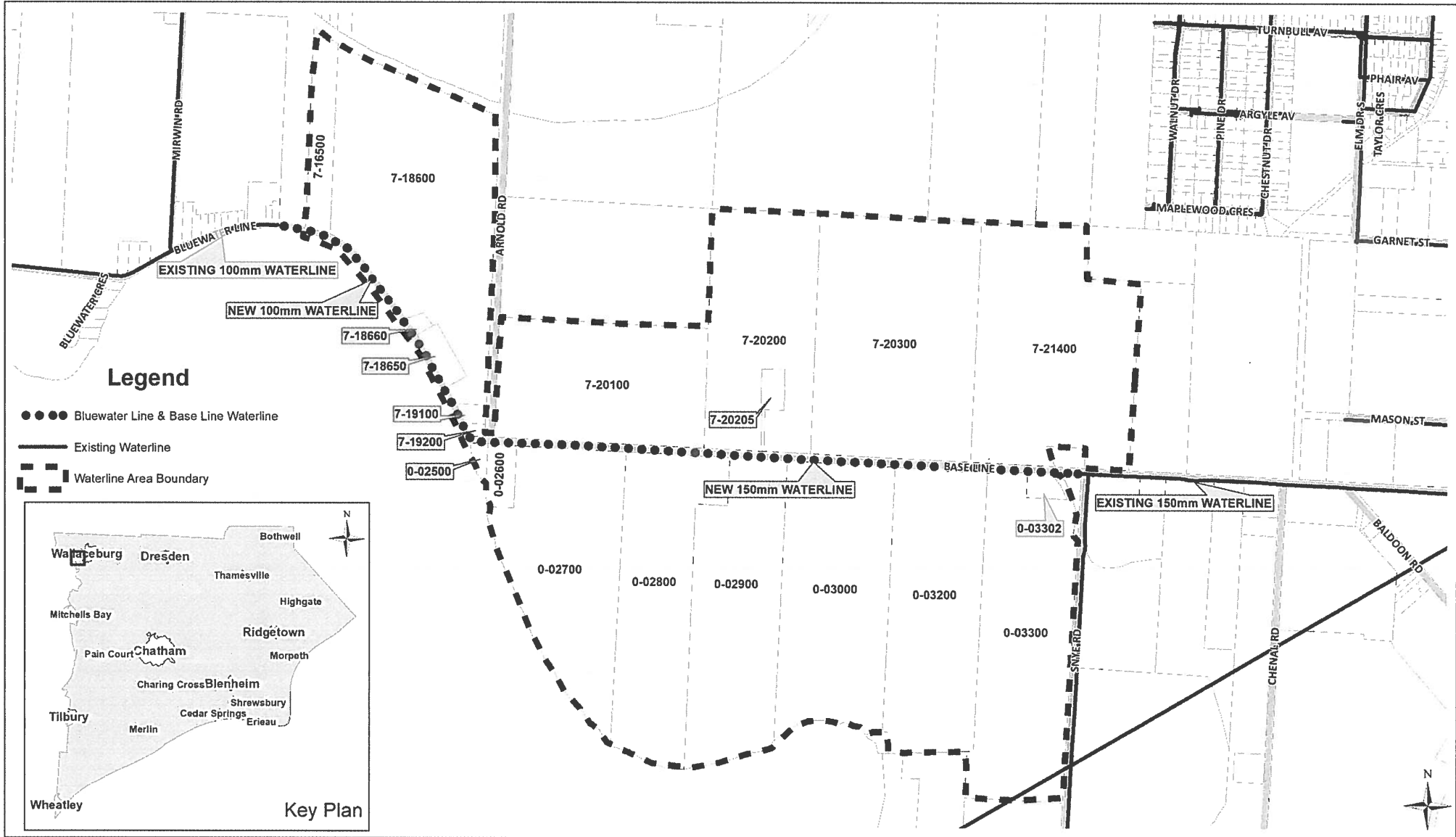
READ A FIRST, SECOND AND THIRD TIME this th day of , 2020

MAYOR – Darrin Canniff

CLERK – Judy Smith

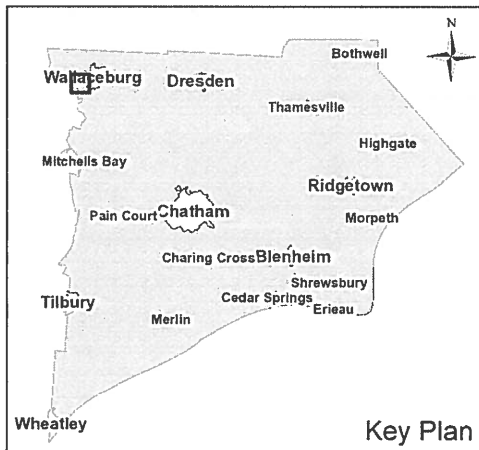
Bluewater Line and Base Line Waterline Extension

February 13, 2020



Legend

- Bluewater Line & Base Line Waterline
- Existing Waterline
- - - Waterline Area Boundary



Bluewater Line and Base Line Road Waterline Project

Schedule A

Schedule B

**Bluewater Line and Base Line Road Waterline Project
Schedule of Preliminary Assessment**

Schedule of Charges:	
Service Size	Project Assessment (does not include DCs)
1 " Service	\$29,409.00
1.5" Service	\$39,113.97
2" Service	\$44,113.50
25% Assessment	\$7,353.00

ROLL NUMBER	911	STREET	ZONING ASSESSMENT	ASSESSMENT CHARGE	2019 PART XII CHARGE	GROSS PUC ASSESSMENT	DEFERRED ASSESSMENT (DCs NOT INCLUDED)
365041000716500	6033	BLUEWATER LINE	1	\$29,409.00	\$2,775	\$32,184.00	N/A
365041000718600	6043	BLUEWATER LINE	0.25	\$7,353.00		\$7,353.00	N/A
365041000718660	6045	BLUEWATER LINE	1	\$29,409.00	\$2,775	\$32,184.00	N/A
365041000718650	6085	BLUEWATER LINE	1	\$29,409.00	\$2,775	\$32,184.00	N/A
365041000719100	6153	BLUEWATER LINE	1	\$29,409.00	\$2,775	\$32,184.00	N/A
365041000719200	6165	BLUEWATER LINE	1	\$29,409.00	\$2,775	\$32,184.00	N/A
365048001002500	6168	BASE LINE	1	\$29,409.00	\$2,775	\$32,184.00	N/A
365048001002600	6170	BASE LINE	1		USE CURRENT	DEFERRED	\$35,000
365041000720100	6217	BASE LINE	1	\$29,409.00	\$2,775	\$32,184.00	N/A
365048001002700	6228	BASE LINE	1	\$29,409.00	\$2,775	\$32,184.00	N/A
365048001002800	6294	BASE LINE	1	\$29,409.00	\$2,775	\$32,184.00	N/A
365041000720200		BASE LINE	0.25		USE CURRENT	DEFERRED	\$35,000
365041000720205	6305	BASE LINE	1		USE CURRENT	DEFERRED	\$35,000
365048001002900 365048001003000	6370	BASE LINE	1		USE CURRENT	DEFERRED	\$35,000
365041000720300	6359	BASE LINE	1	\$29,409.00	\$2,775	\$32,184.00	N/A
365048001003200		BASE LINE	0.25		USE CURRENT	DEFERRED	\$35,000
365041000721400	6447	BASE LINE	0.25		USE CURRENT	DEFERRED	\$35,000
365048001003300		BASE LINE	1	\$29,409.00	\$2,775	\$32,184.00	N/A
365048001003302	6460	BASE LINE	1	\$29,409.00	\$2,775	\$32,184.00	N/A