
CITY OF KELOWNA

MEMORANDUM

Date: March 26, 2003
File No.: 5340-09-22F
To: City Manager
From: Wastewater Manager
Subject: Mills Road / Fir Court Sewer Specified Area No. 22F

RECOMMENDATION :

THAT the City of Kelowna undertake the installation of a Sewer system using the Local Improvement process for a Specified Area, pursuant to Section 646 of the Local Government Act, for the area shown on the attached map. The proposed service area consists of 15 properties on Mills Road and Fir Court, between Highway 33 and Highway 97;

AND THAT the 2003 Financial Plan be amended to reflect the Cost of financing the project for the estimated amount of \$412,779 with funding from Debenture Borrowing.

BACKGROUND :

As the preliminary construction plans were being developed for the Byrns/Baron trunk sewer main, City staff and our Engineering Consultant mailed out letters and hosted several public meetings to gather any comments and concerns from the affected Property Owners. One of the owners of several properties in the Mills Rd/Fir Ct. area, who had been waiting for sewer for several years, contacted the City Wastewater Division to assist him in getting a sewer system installed in Fir Court. As a result of this, staff conducted a pre-design assessment of the project and determined the servicing requirements and the estimated costs for the neighbourhood to install a sewer system to service all the properties indicated on the attached map. The properties on Mills Road were to be serviced as a result of the Byrns/Baron trunk project, and the creation of a Spec Area would provide those owners with an option to make payment for their service over 20 years, as opposed to paying the Sewer Service Area fee in a lump sum. We hosted a special public meeting for all the owners in the area on February 26, 2003 to explain the options and answer any questions.

A neighbourhood representative took the information we provided to them, and canvassed the area to determine the level of interest in having sewer installed/financed through a Specified Area process. As a result of the petition, 34 of the 48 owners wished to join a sewer Specified Area. This represents about 71% of the properties in the affected area being in favour of a sewer project, as documented in the City Clerk's Certificate of Sufficiency. On the basis of this majority of the property owners in the area that are in favour of proceeding with the sewer servicing project, we recommended that Council adopt the bylaw necessary to create a Sewer Specified Area for the Mills Rd / Fir Ct. area.

The costs are proposed to be apportioned by Equivalent Dwelling Units (EDU's) with each single-family home as 1 EDU and the multi-family & Strata units as 0.7 EDU each. The area

proposed to be serviced consists of 15 parcels represented by 48 Owners, and containing 58.9 EDU's.

Based on the established Sewer Service Area charge and the estimated interest charges, the one-time payment (cash commutation) is \$6,870 per EDU, or if the owner chooses to pay over a 20-year period, the estimated annual payment is approximately \$685.

Section 631 of the Local Government Act allows the owners to present petitions to Council, and if they are signed by at least 2/3 of the owners liable to be charged, then the advertising and "voting" process is not required. With the percentage of owners that have indicated their desire to install sewers in the Mills Rd. / Fir Ct. area, the City Clerk's office has deemed that the petitions received are sufficient to proceed with a Specified Area type of Local Improvement.

We will add the design and construction work to the work being provided by our Consultant and Contractor on the Byrns/Baron Sewer trunk project, which will result in the properties being serviced by the summer.

W.J. Berry, P.Eng.
Wastewater Manager

John Vos
Director of Works & Utilities

wjb/ms

attachment

cc Deputy Director of Finance
Assistant City Clerk



JAN. 27/03