



Town of Saugeen Shores

600 Tomlinson Drive, P.O. Box 820
Port Elgin, ON N0H 2C0

TOWN OF SAUGEEN SHORES Information to Property Owners Re: Southampton North End Project

Update

The re-construction of the North End Project is progressing ahead of schedule and within budget.

There are currently three contractors on site comprising of six construction crews with the fourth contractor anticipated to start in late May.

The Town would like to thank the property owners for their support and understanding of the scope of this project as the cooperation has been exceptional.

Project Management

The Town of Saugeen Shores will provide project management services for the duration of this project. This arrangement will allow the Town staff to respond and mitigate stakeholders concerns earlier.

Due to the scope and duration of the project, the Town has set up a Project Office at 65 Turner Street at the intersection of Highway 21 and Bruce Road 13 for the duration of the project to enable property owners a central location for all information, questions, concerns and complaints regarding this project.

The Project Office will not be staffed continuously and will be opened by appointment or by chance. Project staff will be either at the office or at one of the several construction sites within the project area.

Feel free to drop in anytime at the Project Office for assistance. If the office is not staffed please leave a message or book an appointment at the numbers bellows for either a meeting at the site office or your property.

Eckford Avenue Right of Way

In the section of Eckford Avenue from Walnut Street northerly to the Town of Saugeen Shores boundary the Town-owned road allowance is wider than the typical 20.12 m (66 feet) road allowance. This is the area where some property owners have purchased this surplus land from the municipality.

On the west side of Eckford Avenue from Walnut Street to the extension of Copway Street the depth of property that had been declared surplus is approximately 50 feet or 15 metres.

On the east side of Eckford Avenue from Walnut Street to the extension of Copway Street the depth of property that is surplus to the project requirements is approximately 30 feet or 10 metres.

Eckford Avenue from the extension of Copway Street to the extension of Cameron Drive the depth of property that has been declared surplus is approximately 26 feet or 8 metres.

In an effort to minimize the impact of the construction it was never staff's intention to include the installation of the sanitary sewer services across this section of land by the large equipment in the main contract.

In these areas where the property owner has not purchased the surplus property, the property owner will be asked to select one of two options which are:

1. The Town will reimburse the property owners at the time of their connection to the system a sum of \$125/metre to cover the cost to place the sanitary sewer service this additional distance to their property line.
2. The Town will engage a contractor to complete this work when the property owner has installed the sanitary sewer service from the building to the property line.

With either option the installation of the sanitary sewer to the property line will be part of the project costs and not that of the individual property owners.

By delaying the installation until the work is completed on private property it will minimize the impact by only placing the sanitary sewer service as deep as necessary to provide service to the buildings and by using smaller equipment. This will also provide the option for those property owners than want to directional drill the services as not to excavate an open trench on their properties and to further minimize the impact of the service installation to their properties.

It is very difficult to estimate an overall cost of this installation as these 32 properties are different with varying degrees of depths required and numerous encroachments (landscaping, planter, rocks, retaining walls, etc) as well as trees and utilities on the Town property that the property owners use as their own.

The restoration of this Town property will be identical with the provisions in the Contract that are seed & mulch.

The sanitary sewer service installation and connection is inspected and recorded regardless of public or private property.

Although the Town does not recommend any one contractor/plumber to complete the sanitary sewer service on private property the Town does provide a list of possible companies that have completed this type of work. That list is available at the Town office or can be emailed if requested.

Financing and Connection Options

A number of residents have requested additional information regarding invoicing, repayment options, interest rates, amortization terms and connection requirements. Although we will not be in a position to confirm the final service connection cost, we can establish responses to the other financial questions that are being asked. The following options are proposed:

Invoice Timing:

- Invoices will be mailed out to all benefiting property owners as soon as the work is completed and final costs are known.
- Property owners will be provided with two primary payment options:
 - 1) Payment in full will be due within 60 days of invoice.
 - 2) Property owners electing to pay over a period of years on their tax bill will have a repayment schedule set up with repayment beginning with the final tax bill in 2011.
If final costs are not known until after the 2011 final billing (July), repayment on the property tax account will not start until 2012.

Repayment Term

- Primary repayment option will be 10 years as per Section 10.1 (ii) of the Town of Saugeen Shores Water and Sanitary Sewer extension of services policy.
- Property owners may request an amortization period of 15 or 20 years with staff given the authority to consider these requests.

Interest Rate

- The municipality will be able to guarantee a fixed rate for the 10 year term.
- Repayment terms extending beyond 10 years will require that the interest rate be renegotiated at the end of the initial 10 year term.
- The rate of interest will be based on the rate the Town of Saugeen Shores is able to negotiate with our financial institution for the applicable amortization period once our financing requirements are known.
- If the borrowing requirements for 15 and 20 years are small enough we may be able to finance internally and as a result will be in a position to set the interest rate for the full term.

Connection

- Owners of developed property will be notified when the municipal sanitary sewer system is ready for connection and will be required to connect to the municipal sanitary sewer system within nine months of this notification.
- Property owners who may have installed a new private septic system within the past five (5) years that is warranted by the Health Unit to be operating within the Ontario Building Code guidelines may request a further two (2) year deferral. The 2010 Health Unit fee for the review and assessment of the septic system is \$300.00
- The Town of Saugeen Shores is responsible for the cost of installing the sanitary sewer service to the property line.
- The property owner is responsible for the cost of installing their private connection from their residence/business to the municipal system at the property line.

Special event or circumstance

If you have a special event planned at your property or require special needs on a given day, please advise the Town office well in advance and every attempt will be made to schedule the work to prevent or reduce interference with your planned activities.

Complaints, questions and comments

The Town understands the complexity of the project and that this project will impact every street and every resident in Southampton in this project area. Town staff acknowledges that this project will test the patience of all involved. Project staff is committed to respond to each and every issue that property owners and stake holders have.

Obviously some issues are out of our control and will not be able to solve every issue, but staff will attempt to mitigate the impact of this construction project.

Please feel free to approach any of the Town staff on the project as staff will be monitoring every phase of the project and will be on site with the contractors most of the time. As this project is long term your best source of information and assistance with day to day activities is the staff member that will be on site every day.

Contacts

The Town's inspector for this project will have up to date information on the contractor's activities and will be your best source for any question or concerns.

If during the work week (Monday to Friday, 7:00am to 6:00pm) you have any concerns please contact the Project Cell Phone at 519-386-2689 for assistance or if after hours please leave a message.

If you have any concerns after the work week (Monday to Friday, 7:00am to 6:00pm) that cannot wait until normal work hours please call the answering service: 519-389-4646 for assistance.

If during the course of the project you have any complaints, questions and comments please contact project senior staff:

Dave Burnside, Phone: 519-832-2008 ext. 123

Email: burnsided@town.saugeenshores.on.ca

Stuart Doyle, Phone: 519-832-2008 ext. 101

Email: doyles@town.saugeenshores.on.ca

To book a site meeting please contact Town of Saugeen Shores office staff at

519-832-2008 ext 108 or 121 or 130

We wish to thank you in advance for your patience and co-operation during the construction period.