



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.

Timing

The Contractor, Omega Construction that is completing the work for Contract B in your area is anticipated to start in late May and be substantially completed by end of December 2010.

Omega is planning to start work initially on Copway Street. In mid to late June another crew is anticipated to start, even if a construction crew is not working directly on your street there will be truck traffic and activity on most streets.

The entire area north of the Saugeen River project has been divided into four areas where four different contractors will be working. The area was divided and four different contractors were awarded the contracts to ensure the work could be substantially completed in 2010.

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 below for either a meeting at the site office or your property.

Sidewalks

On Mississauga Street staff is proposing to relocate the sidewalk to immediately adjacent to the curb (no boulevard) from the west side of the road to the east side that would reduce or eliminate the requirement to cut trees on Mississauga Street and Tyendinaga Drive.

On Ottawa Avenue north of the intersection of Mississauga Street the sidewalk will be relocated closer to the road to reduce or eliminate the requirement to cut trees for the sidewalk and to minimize the impact to the existing driveways and lawns.

Water Service Interruptions

For all planned water service interruptions you will be notified by a hand delivered notice at least 24 hours before the planned outage.

On some streets the water mains and water services will be replaced. In these areas there will be brief interruptions when the water services are transferred from existing water main to new water main.

However, with a project of this scope and duration (and with the age of some water mains) it is anticipated that there will be unintentional water interruptions. The water service will be restored as soon as possible.

Encroachments

If you have any encroachments, such as sprinkler heads, planters, rocks, flower beds, etc on municipal property please have them clearly marked and best efforts will be made to avoid them. However, the Town will not be held responsible for damage to these and other items that may be on municipal property and close to the contractors work zone.

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 acknowledge 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 we 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.

Sanitary sewer service location

The proposed servicing location sheet for your property was mailed to all property owners in late March. If you have not returned the location sheets to the Town please

mark on the sheet the new requested location of your service and return to the Town as soon as possible. If you require assistance to determine the location for your sanitary service call Dave Burnside or Stuart Doyle (contact information below) for additional information or to book a site visit. Please return the service location sheet to the Town of Saugeen Shores offices by mail, email, fax or at the drop off box at the Town offices. Before the contractors start installing the sanitary sewers on your street a wooden stake painted green will mark the proposed location of the sanitary sewer service into your property.

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.
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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.

Contacts

The Town's inspector for this project in your area is Mr. Keith Welsh and he will be up to date on the contractor's activities and will be your best source for any questions or concerns.

If during the work week (Monday to Friday, 7:00am to 6:00pm) you have any concerns please contact Keith 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.