



North Terrace and Brauns Island Phase One Proposed Water Service

Public Open House!!!

- North West Community College, 5331 McConnell Avenue
- Rooms 2001/2002 below Cafeteria
- **Wednesday November 5, 2008**
- 4:00 PM – 7:00 PM, with a presentation at 7:00 PM

The Proposal

The Regional District of Kitimat-Stikine is asking residents in parts of North Terrace and Brauns Island if they want the City of Terrace water system extended into their areas. These areas are shown on the map below. A referendum will be held in conjunction with the municipal election on November 15, 2008.

The Open House

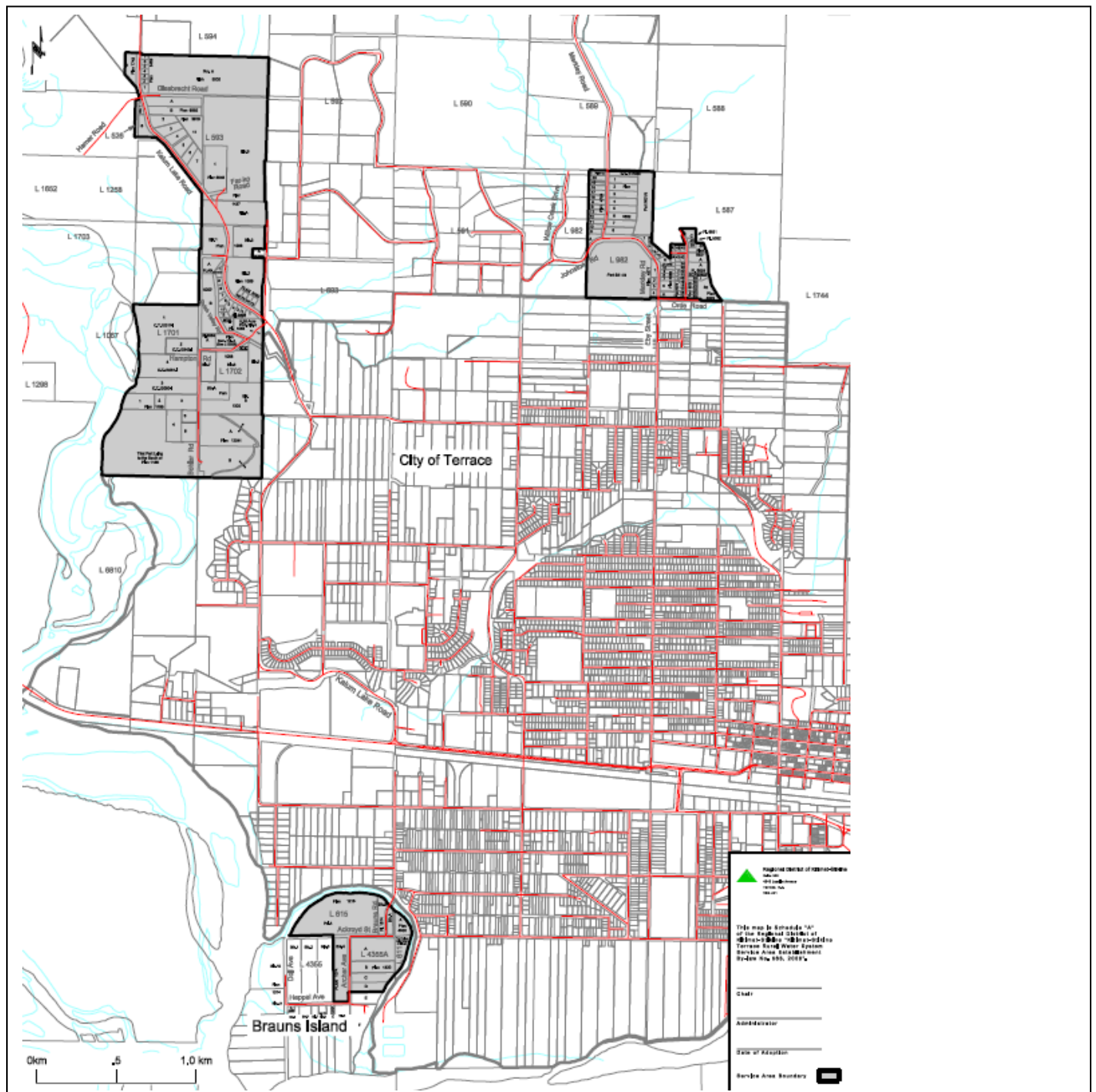
The purpose of the open house is to explain the proposal, answer questions, and to prepare residents to make a decision in the upcoming referendum. Representatives from the Regional District, City of Terrace, Northern Health and Stantec Consulting will be available.

Why Attend?

If the proposal is approved, it will mean a reliable quality water service and an improved fire protection standard. This service will be accompanied by additional costs to the benefitting area over time.

It's important to attend this meeting to learn how these changes might impact you, so that you have the information required to make an informed decision on the referendum.

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Background

As early as 1984, some residents in North Terrace raised concerns about domestic water service and expressed interest in having a community water service extended to their area. In 1987 and 1988 similar concerns and interests were raised by the residents of Merkley Road and Dutch Valley. Over the next few years, discussions continued and feasibility studies were completed. However it was determined that the City, at the time, did not have sufficient capacity to offer North Terrace water and residents felt that costs were too high for an independent system.

In 1999, the spring flood led to widespread water well contamination on Brauns Island. A boil water advisory was issued by Northwest Community Health Services. Studies were completed and the Regional District secured \$500,000 in funding to extend water service to Brauns Island. However, after public consultation it was determined that there was significant public opposition to proceed. A general boil water advisory is still in place due to individual on-site wells being subject to surface water contamination.

Additional studies have been conducted including a 2007 analysis of some individual domestic water sources for North Terrace and Dutch Valley. It was concluded that there were widespread problems involving bacteria contamination, high levels of turbidity and failure to meet well construction standards. All sample sites failed to meet BC Ministry of Environment water source guidelines.

In 2007 the Regional District secured a conditional grant in the amount of \$2.15 million from the Canada/BC Municipal Rural Infrastructure Fund. An Environmental Assessment has been completed and a recent pre-design has resulted in a cost estimate of \$3.72 million to extend community water service to these proposed areas of North Terrace and Brauns Island. The Regional District has confirmed that recent City water system improvements are now capable of supplying water to the proposed system.

The Proposal

Stantec Consulting has completed an engineering design for extending water into the areas of North Terrace and Brauns Island. The engineering standards will be similar to those used in the City of Terrace. The proposal would provide a reliable community water service to these areas.

Existing Water Fees & Charges

Currently, property owners are responsible for paying their own capital and operating costs for their individual water supplies.

Future Water Fees & Charges

With the \$2.15 million grant to assist with the extension of water service property owners would have to pay about \$1.57 million to the capital. This capital contribution amortized over 20 years @ 6% would result in an annual Parcel Tax of approximately \$760 per year.

Property owners would also pay an annual User Fee of \$275 and a contribution to the City of Terrace towards the water supplies and storage facilities. This contribution will be based on the Terrace Water Frontage Tax. For the first 10 years, property owners will be charged \$0.27 per foot of taxable frontage and \$0.67 per foot after the first 10 years. The Regional District is still working out the details with the City and will finalize payment amounts and collection methods if this project proceeds.

A Parcel Tax contribution of \$50 per year combined with an annual \$760 capital contribution and the \$275 User Fee will mean property owners will be looking at a total annual cost of about \$1100 for the proposed water service.

Fire Protection & Lower Premiums

The proposed North Terrace Water Service will meet typical municipal standards including the installation of fire hydrants. This will improve the level of fire protection and result in lower fire insurance premiums. For example, a home insured for \$200,000 would currently pay in the order of \$1000/year for basic protection. With this increased fire protection, the same home would pay approximately \$600/year. With these anticipated savings, the net cost for water service would be about \$700 annually.

The Referendum Question

On November 15, 2008, eligible voters in the three areas will be asked the following question:

"Are you in favour of the Regional District of Kitimat-Stikine enacting Bylaw No. 563 and Bylaw No. 564 to provide for the following:

- *establishing the "Terrace Rural Water System Service" within Electoral Area "C" to provide for the supply, distribution and maintenance of a water system,*
- *authorizing the borrowing of up to \$1,561,563 for the capital cost implementation of the Terrace Rural Water System Service, and*
- *annually requisitioning up to a maximum of \$175,000 imposed by parcel taxes and property value taxes applied to the net taxable value of land and improvements?"*

What Happens After

If this referendum passes, the Regional District estimates that with the current information most properties will pay in the order of \$1100 annually for this proposed water service. If the vote passes, the Regional District will proceed with Final Design and consult with property owners on preparing for connection. It would be anticipated that construction would be completed by Spring 2010.

Voting Opportunities

General Voting:

Saturday, November 15, 2008, 8:00 AM – 8:00 PM
Caledonia Sr. Secondary School
3605 Munroe St., Terrace, BC

Advance Voting:

Wednesday, November 5 and 12, 2008
8:00 AM – 8:00 PM
City of Terrace Municipal Hall
3215 Eby St., Terrace, BC



Regional District of Kitimat-Stikine

Suite 300, 4545 Lazelle Avenue
Terrace, BC V8G 4E1

- Jack Talstra – Chair, Regional District Board
- Allan Lanctot – Director-Elect, Electoral Area C

Further Information

For further information, call Roger Tooms at the Regional District @ 250-615-6100

Please attend the open house!