



Last Revised: January 19, 2022

To: All Lot Owners within the Summer Village of Ross Haven

The following questions or statements needing clarification were collected from the survey responses. Answers have been provided by council but verified with the North 43 Lagoon Commission and their engineering contractors as required. If additional items needing clarification are gathered, this document will be updated.

Questions or Statements Needing Clarification received before January 18, 2022

1. Does the monthly fee increase cover only the cost of the loan or does it also include the o&m costs of \$80,000/year?

{The monthly fees proposed cover both the cost of the loan and the O&M costs. Note that although we showed monthly fees, the fees paid to the village would be collected on an annual basis on your property tax bill.}

2. How will owners check and service a double check valve prior to the service shut off valve? Aren't these buried or will some kind of access be provided for homeowners?

{The installer makes the check valve accessible for maintenance. The easiest way to check if the check valve is working is to open the lid of the Holding Tank and observe if there is any flow back from the pump piping (disturbance of the liquid in the holding tank).}

3. In regards to the air release valves planned to be installed at the highest points to automatically release built up air/sewer gas, won't this still release foul smelling odours into the village just like having tanks sucked out? This pressure system will contain sewage which creates methane gas, etc, that will cause these valves to open periodically.

{Once the system is operational and all air is expunged from the system, the amount of air able to enter or exit the system is negligible. The Air Release Valves are utilized after a repair such that air can be expunged again.}

4. Is there interest on the \$316,00.00 loan.

{Yes, there is interest on the loan. If we proceed with the project, the interest rate will be determined. The loan interest, loan principal, and O&M costs are included in the monthly amounts provided.}



The Summer Village of Ross Haven

Box 70, Site 19, RR1

Gunn, Alberta

T0E 1A0

-
5. As a member paying \$80,000.00 annually to this free-standing corporation, does the village receive any profits or a percentage back from any future W4L grants?

{The North 43 Lagoon Commission is an entity incorporated under the Provincial Municipal Government Act. It is basically the same as a Summer Village, Village, or Town. Amounts paid to the commission will go towards the operation and future growth of the system. The village will not receive any profits back.}

6. Our key concern is that the system will work as designed. The response that the systems works in other municipalities is not a clear answer to the question.

{The low-pressure collection and transmission system is WORKING. It is serving the SV of Castle Island, SV of Yellowstone, and residents of Gunn NOW.}

7. I interpret that we had approximately 1 million in reserves for this project and now we have an additional \$2,475 million. I am wondering what the original tender cost estimate was?

{This project has been evaluated for over 10 years now. There have been numerous cost estimates. It has been pointed out that costs continue to rise with time. Yes, the village has just under \$1 million in reserves. We are planning to put \$785 thousand from the reserves to the project, if we go ahead with it. The original estimate for the project in 2020 was \$2.9 million. In January 2021, the pricing from the RFP was \$3.575 million. If we proceed, and assuming the retendered price is still \$3.575 million, \$2.475 million comes from the Water for Life grant, \$785 thousand from our reserves, and \$315 thousand from a loan.}

8. We have been informally informed that it would not be permitted that two properties share the privately held infrastructure of one tank. We would like to see consideration for this type of joint agreement, similar to well agreements between property owners, and approval.

{As per the Safety Codes Act, two properties will not be able to share the infrastructure of one tank.}

9. The grant offered is not free money, we are also provincial taxpayers.

{You are correct, it is not free money. However, the grant offered will be given to other communities if Ross Haven does not use it. It will not be given to Ross haven for our discretionary use or refunded back to rate payers.}



10. Will this system work without a lift station?

{The system design is a “low pressure collection and transmission system” and does NOT utilize lift stations.}

11. Pump has 1 year warranty - not 10 years.

{Pump warranty is dependant on the make, model, supplier, and installer that the individual homeowner selects.}

12. Why was the cost of a lift station not provided?

{The cost of a lift station was not provided, or explored, as it is not needed.}

13. I feel some of the information on potential long-term costs to residents has not been fully explored.

{If we proceed with the project, a portion of the fee goes towards the operations and maintenance of the forced main and the lagoon. Those fees should cover the long-term costs of that portion of the project. In addition to this, for those that connect, the homeowners are responsible for the maintenance of the pump, as well as the electrical costs. The electrical costs to operate the pump, based on 80 gallons of effluent per day per person, and two people per household, is approximately \$25 per year. Many will complete the maintenance on their own. Replacement of the pump may be needed after 10 years, pending proper usage and maintenance.}

14. We think people still have a lot of questions and the vote SHOULD NOT be made at the February meeting. That’s really rushing things as many people may want to speak and have questions answered more clearly. There’s no reason it can’t be delayed. There should be time for another zoom meeting where residents can speak prior to a final decision being made by council.

{We appreciate your comment. However, this has not been a rushed process. Our previous council and the lagoon commission spent considerable time, and open houses on this. Your current council laid out our timeline in August, allowed time for people to provide questions, and provided answers to those questions in writing. If there are additional questions, we will do our best to answer, as we have shown our desire to do so since August!}

15. I am not sure of the fees if I don't connect. is it \$125.00 per year or \$25.00 per month

{The fees will be applied to your property tax bill, and will need to be paid annually. If we proceed with the project, the annual fees for those that do NOT connect will be \$300 per year. Everyone is currently



The Summer Village of Ross Haven

Box 70, Site 19, RR1

Gunn, Alberta

TOE 1A0

paying \$175 per year as part of a water and sewer levy. We have shown monthly costs, as that is an easy way for people to see and relate to the costs. The cost for those that connect will be based on the number of people that connect – as provided to everyone in our previous correspondence.}

16. I am not clear on what my costs would be to have the system installed on my property and the required maintenance of the pump (I.e. having to remove it during winter months)

{Costs to install the system on your property will be different based on lot specific variables. Previous council had provided a list of vendors for lot owners to get estimates. We have heard estimates ranged from \$7,000 to \$15,000. The maintenance of the pump will also vary by each resident, pending on usage. Maintenance of the pump involves cleaning the pump and ensuring the screens are not clogged. In other villages, residents reported that they checked their pumps 6 and 12 months after installation. They reported that their pumps did not need any cleaning and looked in great condition. Most people do not remove their pumps in the winter months.}

17. What happens if the water table is too high?

{If your tank is properly sealed, there should be no issues if the water table is too high. If your tank allows ground water to seep in, your pump will be very busy. Residents are encouraged to ensure their tanks do not allow ground water to seep in. The lines between your tank and the lagoon will not allow water to seep in.}

18. We need more information about a lift station, being pro-active we should be installing it now. Of our monthly charge toward the use of the sewer system how much money stays in the village?

{A lift station is not needed. The system is designed to accommodate double the number of existing lots in Castle Island, Yellowstone, Ross Haven, and Gunn area without a lift station. Thus, it does not make sense to install a lift station or investigate it further. With respect to your second question, none of the money collected stays in the village – it will all go to the North 43 lagoon commission.}

19. If money is to be spent, then it needs to be a complete sewer system that eliminates the need for any holding tanks, pump outs and continual maintenance of holding tank and pumps

{We agree that would be nice. The cost of a gravity collection system would be between \$7.2 and \$10.8 million. A gravity sewer system was ruled out for Ross Haven due to available space for sewer trenches, impact on roads and pavement, the topography disruption to residents, and the cost.}



The Summer Village of Ross Haven

Box 70, Site 19, RR1

Gunn, Alberta

T0E 1A0

20. Would they allow grinder pumps.

{A pump that basically pumps clear liquid is required. The system does not have pipe diameters to handle solids or slurry generated from a grinder pump.}

21. When I sell, will there be a lien on my property for the next guy.

{If the project proceeds, the current SV of Ross Haven council will not pass a bylaw that forces new homeowners to tie into the system. If the project proceeds, the new owner will be required to pay the annual fees as advised by council on their tax bill.}

22. Is there an issue with having a two tier system for fees with the North 43 Lagoon Commission?

{The commission confirmed that there is no issue with Ross Haven having a two-tier system for fees.}

23. The money from the Lagoon Fund that we pay every year should remain in place and added to yearly. Remember, it is a "Lagoon Fund".

{The annual Water and Sewer levy that is currently being collected will be replaced by the new fee as provided. This new fee includes money that is put aside for the lagoon fund.}