



## SUMMER VILLAGE OF SUNDANCE BEACH

RR #1 South, Site 1, Box 28  
Thorsby, Alberta, Canada T0C 2P0  
Phone 780-389-4409 Fax 780 401 3251

February 1, 2018

**Dear Summer Village Resident:**

**Re: Final Report – Wastewater System Inspection Project**

On behalf of the Council and the Administration of the Summer Village of Sundance Beach, I am pleased to report that the inspections of the wastewater systems located in the Summer Village have been completed. We have received the inspector's report and the certifications applicable to the wastewater systems which are in compliance with the applicable laws.

In total, 124 holding tanks and related wastewater systems were inspected. The following non-compliant wastewater systems were discovered by the inspector:

- 8 Septic Fields (these must be replaced with holding tanks)
- 1 Leaking Tank (this must be repaired or replaced)
- 4 failed greywater tests (these properties must be re-plumbed to direct all greywater into the holding tank)
- 8 leaking risers or inlet pipes (these must be repaired)
- 6 water wells too close to the holding tank (these properties must obtain a variance)
- 1 operational outhouse (this must be removed or connected to a holding tank)

The Summer Village Administration will monitor the non-compliant wastewater systems in order to ensure that the appropriate remedial action is taken by the applicable residents in accordance with the Summer Village's wastewater bylaw.

The costs of the wastewater system inspection project have been finalized and compared to the budget presented at the information meeting held on July 9, 2017. In total, the actual costs of the project exceeded the budgeted costs of the project by approximately \$7,700 (10% over budget) and attached to this letter is a comparison of actual to budget costs. The excess costs of the project can be attributed almost entirely to the fact that, due to the difficulty in scheduling the inspections at times which were convenient for the Summer Village residents, the inspector and the project manager had to make a significantly greater number of trips to Sundance Beach than was anticipated. However, as a result of inquiries made to the provincial government, the Summer Village has received permission to use a MSI Operating grant in the amount of \$7,818 in order to eliminate the excess costs of the project.



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In the next few weeks, you will receive a letter from the Summer Village Administration enclosing:

- (a) your inspection certificate,
- (b) an invoice setting out the project costs allocated to your property, and
- (c) either
  - (i) a cheque representing the balance of the sewer levy reserve fund payable to you (after deducting your allocated project costs) if you have signed an authorization, or
  - (ii) a blank authorization for your signature if you have not yet signed one (the signed authorization can be given to the Summer Village Administration in exchange for your refund cheque).

If your property is compliant, then the inspection certificate will confirm that fact. If your property is non-compliant, then the inspection certificate will set out the details concerning the actions that must be taken to make your wastewater system compliant. In either case, a copy of the complete inspection report can be obtained upon request.

Thank you for your cooperation throughout the wastewater system inspection project. I appreciate everyone's support and co-operation.

Yours sincerely

THE SUMMER VILLAGE OF SUNDANCE BEACH

Peter G. Pellatt  
Mayor

**PROJECT FINANCE ESTIMATE – JULY 9, 2017**

**Actual Costs – December 6, 2017**

**1. Visual Inspection Services**

- A. Budget: 12 properties with visual inspection only x \$150/property = \$1,800  
Actual: 39 properties x \$150/property = \$5,850
- B. Budget: 115 properties with visual and holding tank inspection x \$210/property = \$24,150  
Actual: 85 properties x \$210/property = \$17,850
- C. Budget: Estimated 20 visits to SV x \$250 per visit = \$5,000  
Actual: 33 visits to SV x \$250 per visit = \$8,250

**Budget Subtotal \$30,950**

**Actual Subtotal: \$31,950**

**2. Holding Tank Water Pressure Test Costs**

- A. Cost to fill holding tanks with water:  
Budget: • 115 x 4 cu.m/property (880 Imperial gallons\*) x \$12.50/cu. m = \$5,750  
Actual: Water used: \$1,709.14
- B. Budget: Cost to pump out holding tanks and transport to Mulhurst Bay Lagoon:  
• 115 x \$140 = \$16,100  
Actual: Holding tank pumpouts: \$8,820

**Budget Subtotal \$21,850**

**Actual Subtotal: \$10,529.14**

\* On average, it is estimated that holding tanks will be filled with 880 gallons of water. This volume may vary from property to property and the actual amount of water used will be included in the final invoice to the property owner.

**3. Project Management and Inspection Support Services**

Jeff will be on site to manage both types of inspections with the majority of management allotted to the monitoring of the water pressure test. Jeff will assist Certified Inspection Services by conducting the following inspection tasks:

- Verifying amount of water used to fill each tank
- Ensuring tanks are not overfilled
- Monitoring water level to determine if leaking
- Conduct grey water tests for properties not tested during the visual inspection

Budget: 30 days x 8 hours per day x \$70 per hour = \$16,800.00

Budget: Travel expense @ 30 trips to SV x \$126.50 per trip = \$3,795.00

Actual: 427 hours x \$70 per hour = \$29,890

Actual: Travel expense = \$8,677.56

**Budget Subtotal \$20, 595**

**Actual Subtotal: \$38,567.56**

**Total Project Budget: \$73,395**

**Total Project Actual: \$81,046.70**

Apply MSI Operating Grant of \$7,818 to reduce this cost equally for the residents

Less MSI Operating Grant –(\$7,818.00)

**Net Actual Total Project: \$73,228.70**

### Estimated Cost per Property Owner

- A. Visual inspection only  
Budget:  $\$351.53/\text{property} \times 12 \text{ properties} = \$4,218.36$   
Actual\*:  $\$464.51 / \text{property} \times 39 \text{ properties} = \$18,115.89$
- B. Visual and holding tank pressure test  
Budget:  $\$601.53/\text{property} \times 115 \text{ properties} = \$69,175.95$   
Actual\*:  $\$648.38 / \text{property}^{**} \times 85 \text{ properties} = \$55,112.30$

\* Actual costs after application of MSI Operating Grant

\*\* Actual costs per property will vary depending on volume of water used and pumpout costs for holding tank pressure tests

### Sewer Levy Reserve Fund

Sewer Levy Reserve Fund (principal plus interest): December 31, 2017 Balance = \$97,828.16

Property Owner Share = **\$752.52**