



Town of Tillsonburg
Office of the Clerk

200 Broadway, Suite 204 Tillsonburg, ON N4G 5A7

Tel: (519) 688-3009

Fax: (519) 842-9431

September 14, 2022

Oxford County Council
Attn: Chloe Senior, Clerk
21 Reeve Street, PO Box 1614,
Woodstock, Ontario N4S 7Y3

RE: Council Decision Re: Petition Sewer Costs for Tanager Drive and Falcon Road

Dear Oxford County Council:

Please be advised that the following resolution was passed at the September 12, 2022 Tillsonburg Town Council meeting.

Resolution # 2022-299

Moved By: Councillor Gilvesy

Seconded By: Councillor Rosehart

THAT the presentation by Art Baumunk (Tanager Drive/Falcon Road Sewer Project) be received as information;

AND THAT The Council of the Town of Tillsonburg recognize that a lack of communication persisted throughout this project which took place during covid lockdowns. Flyers and information were not received and virtual meetings were not accessible by all;

AND THAT the Council of the Town of Tillsonburg would respectfully request the County of Oxford re-evaluate the fees and communication process for reasons sited in this presentation;

AND THAT this resolution be forwarded to the County of Oxford for consideration.

Sincerely,

Laura Pickersgill
Executive Assistant/Assistant Clerk



Attachment: Tillsonburg Town Council Submission

Tillsonburg Town Council September 12, 2022

Tanager Drive/Falcon Road Septic/Sewer Project Presentation,
by Art Baumunk
35 Tanager Drive
Tillsonburg, Ontario

We, the residents of Tanager Drive and Falcon Road effected by the conversion from Septic to Sewer system are all opposed to the cost and lack of communication by the Town of Tillsonburg and Oxford County.

We were kept in the dark and fell through the cracks.

See attached Petition signed by all the residents affected by this project.

A notice, in paper form, dated June 28, 2022, was delivered to Tanager Drive and Falcon Road Residents. Some found the letter in their mailbox or between their doors, one was found in a garden bed, others didn't receive one. This release, for the very first time, mentioned a cost of between \$10,000 and \$15,000 to be paid for by the property owners. No one had been able to get any information from the Town of Tillsonburg or Oxford County up until this time **though some people were encouraged to sign up, despite having no information to work with.**

- We can find no evidence of any attempts by the Town of Tillsonburg or Oxford County to inform Tanager Drive and Falcon Road Residents of the ramifications of the conversion, either by mail, email, messenger, council meetings, in person or virtual meetings, **nothing.**
- No information, no opportunity to ask questions, make suggestions or provide a petition.
- **We were ignored and fell through the cracks.**
- The hap-hazard communication of June 28, 2022 by Oxford County invited us to talk about payment plans. But all of us went to that meeting to ask the questions we'd never been given an opportunity to ask before.

Compare this to the minutes of June 23 2021 of the Oxford County North Street East Services Extension Project. I've included a portion of a document that says the public consultation process began in the Fall of 2011. It included regular notices, and in accordance with with procedures under the County Water and Sewer Financing policy, public consultation was offered virtually to property owners and letters were sent to each property owner.

We were not provided any of that, even though there was an obligation to do so.

We were ignored and fell through the cracks.

Another lack of communication that is really unbelievable when you picture it was the installation of the sewer hookups.

If the residents weren't home, the sewers were installed where it was most convenient for crews contracted by the Town of Tillsonburg and Oxford County. One person walked out their front door to see the excavation about to begin and had had to stop them because another crew had already installed a connection at the side of their yard. The crew didn't even know or ask where the septic tank was. There were many stories like this.

Our hookup at 35 Tanager Drive couldn't be in a worse spot. Professionals, including someone from the Town of Tillsonburg can't believe where they put it.

There should be compensation for those who will have to pay much more to hook up because of the lack of thought and due diligence by the people who did the installations.

- ***Why didn't notices go out to everyone so they could give some thought and get advice on the most sensible and cost effective locations before the work was done.***

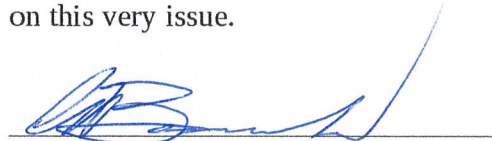
Again we were ignored, disregarded and fell through the cracks.

It didn't have to be this way!!!

- Tanagers Drive and Falcon Road residents suffered through Covid19 closures.
 - 2 years of heavy construction, the disappearance of farm fields in their backyards replaced by a new development and years of more construction.
 - And to cap it off, a bill in the mail to pay for something they didn't need, didn't ask for and didn't want.
1. We are asking councilors to support our efforts for consideration and fairness from the county to re-evaluate the price we're being asked to pay.
 2. I've included the recent billing information we all received, we've not been told what's it based on.
 3. We're asking Town council to support our efforts to receive consideration and fairness and for the county to re-evaluate the price we're being asked to pay. We do so **because of the lack or communication we were entitled to by those who were obligated to provide it.**

Thank you very much for your attention and consideration this evening.

Another Tanager Drive resident, Mark Vandepoele from 39 Tanager Drive will speak to some of the historical ways we were once ignored and disregarded by the Town of Tillsonburg and Oxford County on this very issue.



Art Baumunk
Retired CTV News
Criminal and Legal Affairs Journalist
35 Tanager Drive,
Tillsonburg, Ontario
artbaumunk3@gmail.com
Mobile- 226-402-4848

Septic/Sewer Petition

Sign-Up Sheet

For: TANAGER Drive
Falcon Road

Date: _____

Date	Name & Address
Aug. 31/22	Art BAUMUNK / 35 TANAGER DRIVE
" "	
Aug 31 /22	Sue BAUMUNK 35 TANAGER DRIVE Diana Vandepoel
Aug 31/22	Diana Vandepoel 39 Tanager Dr.
Aug 31/22	Marc Vandepoel 39 TANAGER DR.
Aug 31/22	Teresa Jakubczyk 29 Tanager Dr.
Aug 31/22	Thelma Docks 23 Tanager Dr.
Aug 31 /22	Dora - 400 ONE WAY
Aug 31 /22	Mona Mae 6 FALCON ROAD
Sept 1 /22	Lynn & Bill Jones 31 Tanager Dr.
Sept 5/22	A. Speckhart 7 FALCON RD
Sept. 5/22	Ami J. K... 7 FALCON RD.
Sept 5/22	Denise K... 4 Falcon Rd.
" "	M... "
Sept 5 /22	Timothy S. Tillotson
" "	Janet Tillotson / 2 Falcon Rd.
" "	Candice Tillotson
Sept 5/22	Roy Hodgson 16 TANAGER DR. -Till
Sept 5/22	Helen Hodgson 16 Tanager Drive
Sept 5/22	Josh Knolook 15 Tanager Dr
Sept. 5/22	Ashley Knolook 15 Tanager Dr.

Septic/Sewer Petition

Sign-Up Sheet

For: TANAGER DRIVE
Falcon Road

Date: _____

Date	Name & ADDRESS
SEPT 5/22	HELEN SCHONBERGER 11 TANAGER DR Helen Schonberger
Sept 5/22	CAROL BURWELL 12 TANAGER DR Carol Burwell
Sept 5/22	Carol Burwell 12 Tanager Dr Tullahoma

August 24, 2022

RE: 35 Tanager Dr, Tillsonburg, Roll # 320407007006900 Services Financing

Between April and November 2021, the County of Oxford installed watermains and sanitary sewers to serve properties along Tanager Drive and Falcon Road in Tillsonburg. This work was done in accordance with the County of Oxford water and wastewater strategy, as outlined in the Official Plan.

The total cost of the sanitary portion of this project is \$205,417. Developed properties receive a 25% grant from the Community Servicing Assistance Program (CSAP). Where the CSAP maximum is exceeded by the above calculation, the amount exceeding the maximum threshold is also paid by CSAP. Properties with multiple uses or high water usage are charged a higher fee based on a prorated comparison with a single-family residence. Properties not currently developed are not eligible for a CSAP grant.

The total cost of services for your property is detailed in the chart below:

	Estimated Current Billing
Cost of Sanitary Sewer Service	\$13,694
Less: CSAP Grant for Sanitary Sewer Service	3,424
Subtotal	\$10,270
Application to Connect Fee (By-Law 4889-2007)	50
Total Charge	\$10,320

Note: 2021 CSAP Maximum Threshold (cost to single family residence) is \$15,679 for Sanitary Sewer.

The reason for this letter is to inform you that a by-law to bill this project to benefitting property owners is anticipated to be brought forward at the September 28th County Council meeting. Billing and payment options will be sent to the registered owner's address 30 days prior to the payment arrangement deadline, which is anticipated to be October 31, 2022. At that time, you will be required to select your preferred payment option from one of the following three options:

1. A cheque payable to the County of Oxford prior to the deadline, as a lump sum payment in full, or;

2. A cheque payable for half of the total to the County of Oxford, as a partial payment with the remainder being debenture payments to be included on your annual property tax billing for a period of 5 years starting in 2023. The debenture cost is anticipated to be approximately **\$1,168** per year at an estimated interest rate of 4.21%. Once the debenture is in place it cannot be paid off in advance or reversed. In the event of a sale of the property the debenture will remain in effect for the new owners; or,
3. The full amount owing for your property would be debentured with repayments to be included on your annual property tax billing for a period of 10 years starting in 2023. The debenture cost is anticipated to be approximately **\$1,308** per year at an estimated interest rate of 4.5%. Once the debenture is in place it cannot be paid off or reversed. In the event of a sale of the property the debenture will remain in effect for the new owners.

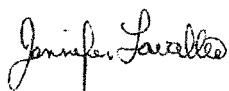
Often, third party financing may offer more favourable interest rates and flexible long term payment options. The County of Oxford encourages property owners that are unable to make payment in full, to seek third party financing through financial institutions. The County of Oxford has established a Water and Sewer Services Financing Policy to ensure that financing is available to those that do not wish to obtain third party financing or who may prefer their debt repayments to be included with their taxes.

Amounts financed through the County of Oxford will be collected through property taxes by the Town of Tillsonburg.

The anticipated mandatory connection date is October 31, 2023. If there are facilities on your property and available services that are not connected as of November 1, 2023, you will be billed as outlined in the County of Oxford 2021-2024 Water and Wastewater Rates By-law 6274-2020; which states customers subject to a mandatory connection by-law where services have not been connected, will pay double the flat rate.

If you have any questions regarding this notice, please contact County of Oxford Customer Service at 519-539-9800 or email waterbilling@oxfordcounty.ca.

Yours truly,



Jennifer Lavallee CPA, CGA
Manager of Capital Planning
County of Oxford

RESIDENT UPDATE: JUNE 28, 2022



Fee for wastewater connection

Rolling Meadows Reconstruction Phase 1, Tillsonburg

Oxford County is committed to maintaining safe, efficient drinking water and wastewater systems that consistently meet or exceed regulatory requirements.

Between April and November 2021, Oxford County installed watermains and sanitary sewers to serve properties along Tanager Drive and Falcon Road in Tillsonburg.

COST OF NEW SANITARY SERVICES

In Oxford County, as in most municipalities, property owners are responsible for the costs to extend new water and sanitary services to their neighbourhood. **The estimated cost of wastewater installation for residential property owners for this project is between \$10,000 - \$15,000.**

Oxford County offers homeowners options to finance these costs. They include:

- a lump-sum payment;
- debenture payments added to your municipal tax bill;

Homeowners may also seek private financing.

Property owners who want to connect must complete the County *Application for Connection of Water and Sanitary Sewer* form, which will acknowledge their responsibility for any outstanding connection fees and obtain a Building Permit from the Town of Tillsonburg.

MORE INFORMATION

Oxford County staff will be available to discuss the estimated billing amount and process for connecting your home to the new sanitary service at an in person meeting scheduled for:

August 10, 2022 | 6:00-8:00 p.m.
Tillsonburg Council Chambers

As property owner, you are obligated to inform any prospective purchaser of these properties, or a property severed from these properties, of these charges.

Questions? Please contact:

Oxford County - Public Works



1-800-755-0394, ext. 3915

publicworks@oxfordcounty.ca



Growing stronger together

To: **Warden and Members of County Council**

From: **Director of Corporate Services**

Oxford County North Street East Services Extension Project

RECOMMENDATION

1. That By-law No. 6348-2021, being a by-law to authorize the funding sources and mandatory connection for the Oxford County North Street East Services Extension Project, be presented to Council for enactment.

REPORT HIGHLIGHTS

- The purpose of this report is to authorize funding sources for the extension of sanitary sewer, watermain and stormwater servicing on North Street East in Tillsonburg completed from 2014 to 2020
- Total cost for the sanitary sewer extension on North Street East is \$3,780,260
- Total cost for the watermain extension on North Street East is \$330,224
- In addition to the total cost of the project, \$260 will be billed to each of the existing benefitting properties with new water connections for a water meter, in accordance with the 2020 rates of the Fees and Charges By-law No. 4889-2007
- Total cost for the stormwater drainage channel on North Street East attributed to development properties is \$331,157

Implementation Points

Upon County Council's approval of this report and passing of the authorizing by-law, staff will proceed to bill the benefitting property owners as set out in Schedule "A" of the by-law. Property owners will be presented options to pay a lump sum payment without interest or through a debenture (with interest) which will be collected with their taxes.

Financial Impact

The sanitary sewer and watermain extension portions of this project were funded from Development Charges, the Tillsonburg Wastewater Reserve and the Tillsonburg Water Reserve, as costs were incurred. The Community Servicing Assistance Program (CSAP) funds and,

amounts attributed to the benefitting property owners will be contributed to the Tillsonburg Water and Wastewater Reserves upon completion of the billing for this project.

There are 68 properties included in the billout. New services to developed single lots are billed \$9,250 for sewer and \$6,247 for water services with the majority of properties having existing water services. Of the 68 properties, five are to be developed with servicing costs to be paid when connected to the system.

Table 1 – Sanitary Sewer and Watermain Funding

Description	Project Cost	Attributed to Benefitting Properties	CSAP	Reserve Funded Replacements	Development Charges
Sanitary Sewer	\$3,780,260	\$681,422	\$194,261	\$16,627	\$2,887,950
Watermain	330,224	143,691	23,944	0	162,589
	\$4,110,484	\$825,113	\$218,205	\$16,627	\$3,050,539

The stormwater drainage channel costs attributed to future development form part of the County's unfinanced capital. Collection of these amounts will be at the time of subdivision agreement approval, or when building permits are issued, whichever comes first. As funds are received they will be applied to the unfinanced capital balance.

*** Communications ***

Public consultation for this project began in fall of 2011 with a Class Environmental Assessment Notice of Study Commencement. A Public Consultation Centre (PCC) was held on September 14, 2011 to introduce the project and present possible alternatives. A second PCC was held on April 16, 2013 to present the recommended preferred alternatives for each of the different components of the study, along with proposed phasing strategies. PCCs regarding construction were held on April 22, 2014 for phase A&D property owners, on June 25, 2015 for phase B property owners and on May 24, 2017 for phase C property owners.

Phase A & D benefitting properties received a notice on December 5, 2014 regarding the sanitary sewer connection. This notice indicated that connection fees to the benefitting properties would be calculated once all construction was completed and the total project costs were confirmed. Phase B & C benefitting properties received a similar notice on March 10, 2020.

In accordance with procedures under the County Water and Sewer Services Financing Policy, public consultation was offered virtually to affected property owners on Tuesday June 1st and Thursday June 3rd, 2021. On May 25, 2021, a letter was sent to each landowner to further inform them of the billing process.

Upon enactment of By-law No. 6348-2021 a letter will be sent to each property owner providing them with payment options for the charges related to their property.