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TO:	CHAIR AND MEMBERS CIVIC WORKS COMMITTEE MEETING ON NOVEMBER 3, 2015
FROM:	JAY STANFORD, M.A., M.P.A. DIRECTOR, ENVIRONMENT, FLEET & SOLID WASTE
SUBJECT:	ESTABLISHMENT OF W12A LANDFILL PUBLIC LIAISON COMMITTEE POINT OF SOURCE WATER TREATMENT PROGRAM

RECOMMENDATION

That, on the recommendation of the Director, Environment, Fleet & Solid Waste the following actions **BE TAKEN** with respect to the W12A Landfill Public Liaison Committee Point of Source Water Treatment Program:

- a) the establishment of the W12A Landfill Public Liaison Committee Point of Source Water Treatment Program, **BE APPROVED** to allow qualifying residents access to the program and the funds allocated to it, which will assist nearby property owners with the costs associated with installation of water well treatment equipment intended to enhance the aesthetic quality of the naturally occurring poor quality groundwater;
- b) the attached form of Subsidy Agreement **BE APPROVED**; and,
- c) the Mayor and City Clerk **BE AUTHORIZED** to execute Subsidy Agreements approved in b) above.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Relevant reports that can be found at www.london.ca under City Hall (Meetings) include:

- W12A Landfill Public Liaison Committee Proposed Water Supply Fund, Civic Works Committee (CWC) Meeting on December 16, 2014, Agenda Item #10
- Minor Revisions to W12A Landfill Site Community Enhancement and Mitigative Measures Program, CWC Meeting on October 6, 2014, Agenda Item #10
- W12A Landfill Community Mitigative Measures Fund – Glanworth Library CWC Meeting on May 27, 2013, Agenda Item #5
- Updates to W12A Landfill Site Community Enhancement and Mitigative Measures Program, Environment & Transportation Committee (ETC) Meeting on May 10, 2010, Agenda Item #12
- W12A Landfill Community Enhancement and Mitigative Measures Program, ETC Meeting on May 11, 2009, Agenda Item #12
- Draft W12A Landfill Community Enhancement and Mitigative Measures Program, ETC Meeting on November 10, 2008, Agenda Item #3
- Draft Compensation Agreement Related To The W12A Landfill Community Enhancement Fund for The Glanworth Water Supply System, ETC Meeting on October 16, 2006, Agenda Item #1

BACKGROUND

PURPOSE

The purpose of this report is to:

- Seek approval from Committee and Council to establish the W12A Landfill Public Liaison Committee (PLC) Point of Source Water Treatment Program (Water Treatment Program),

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noting that the funds for the program (\$180,000) were previously approved in principle by Council on December 18, 2014, and

- Highlight the details regarding administration of the program (e.g., subsidy amount, who qualifies, etc.).

CONTEXT

The general details in this section were brought to the attention of Civic Works Committee on December 16, 2014 and Municipal Council Resolved on December 18, 2014:

That on the recommendation of the Director Environment, Fleet and Solid Waste, the amount of \$180,000.00 from the Community Mitigative Measures Fund, to subsidize point of source water treatment systems for homes in the vicinity of the W12A landfill, BE APPROVED IN PRINCIPLE; it being noted that the Civic Administration will report back with respect to the details of the project, including the amount that will be subsidized, who qualifies, etc., for final approval at a future meeting.

The W12A Landfill Community Enhancement and Mitigative Measures Program is part of the City's overall efforts to reduce or address the negative effects of the landfill on the local community around the landfill.

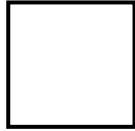
Development of the Community Enhancement and Mitigative Measures Program for the City of London was completed through a comprehensive process that included reviewing comparable programs in other municipalities and providing the local community with several opportunities to comment on what should be included in the program. The program was established by by-law in 2009 and includes a property value protection plan, Community Mitigative Measures Fund (from which the Water Treatment Program will be funded) and establishment of a PLC.

The Community Mitigative Measures Fund currently receives approximately \$0.28 for each tonne of waste (indexed to inflation) disposed of at the W12A Landfill and currently has a balance of approximately \$700,000. The payment to the Community Mitigative Measures Fund is equivalent to the payment the City formerly made to the Town of Westminster prior to the Town being amalgamated. Money from the fund can be spent on expenses of the PLC and projects recommended by the PLC. Council must approve proposed PLC expenditures over \$15,000.

It should be noted, that prior to the establishment of Community Enhancement and Mitigative Measures Program as it exists today; a project to assist Glanworth residents with municipal water connection costs was funded from the money that otherwise would have gone into the Community Enhancement and Mitigative Measures Program. This project was titled the Landfill Community Enhancement Fund for the Glanworth Water Supply System. The project provided up to a maximum of \$4,000 to eligible residents to be used towards connection costs to municipal water supply per each connection. Eligible costs included public and private side water service connection, plumbing modifications in-side the house, any necessary permits and fees, and decommissioning costs of any private water well that was no longer required.

The proposed Water Treatment Program to be funded from the Community Enhancement and Mitigative Measures Program is similar in nature to the previously approved Landfill Community Enhancement Fund for the Glanworth Water Supply System program designed to help residents in Glanworth.

Establishment of the Water Treatment Program would be the second PLC recommended project implemented in the local community around the landfill in accordance with the Community Enhancement and Mitigative Measures Program, the first being a \$15,000 contribution towards reconstruction of the Glanworth Library.



DISCUSSION

Background

Groundwater Quality in the Area:

Many residents in the area around the landfill do not have access to municipal water and rely on groundwater as their source of water. Water is typically obtained from one of two sand/silt aquifers that underlie the area. Some deeper wells take their water from the bedrock.

Generally the water quality from all three sources is of poor aesthetic quality as a result of one or more elevated parameters including sulphates, total dissolved solids, sodium, iron, manganese and/or hardness. The elevated levels of the above mentioned parameters are naturally occurring and not caused by the City's landfill. This has been confirmed by the City's on-going groundwater monitoring program.

The elevated levels of these parameters are not a health concern but do cause aesthetic impacts such as staining of plumbing fixtures, calcium build up, excessive use of soap required for laundry/bathing and poor tasting water.

Summary of Key Information and Details that led to the Development of the Water Treatment Program:

In general and from early on in its establishment, it has been a priority of the PLC to establish a project to be funded from the Community Mitigative Measures Fund that addressed aesthetic water quality for residents around the W12A Landfill. Initially the PLC examined with City staff (Water Engineering and Solid Waste Management) the possibility of extending municipal water to residents in the area. The examination determined that this would not be practical (e.g., the cost of the line was prohibited given the low number of users on the line; the low number of users also makes it impractical to maintain the chlorine residual at or above minimum levels without significant flushing or other measures given the low turnover of water in the pipeline). The PLC then began to examine the merits and practicality of providing a subsidy program for point of source water treatment for residents within the area. The PLC chose to extend the area of coverage to within 2.5 km of the landfill. Key details and milestones of that examination are summarized below:

- May 2014 City staff provided an information notice to residents within approximately 2.5 km of the landfill indicating the PLC is developing a recommendation to proceed with a Water Treatment Program and requested residents who would be interested in using the program to respond to City Staff or the PLC Chair. To date approximately 25 residents have indicated interest in the program.
- There are approximately 160 homes in this area who rely on water wells and may be eligible to participate in the program.
- The estimated cost of installation of a typical point of source water treatment system is expected to range from approximately \$3,000 to \$7,000 depending on the level of treatment required.
- Some water wells in the area may not require treatment (water from well has acceptable levels of aesthetic water quality parameters).

Water Treatment Program Funding Previously Allocated:

As previously, noted, on December 18, 2014 Municipal Council approved in principle \$180,000 from the Community Mitigative Measures Fund be allocated to subsidize point of source water treatment systems for qualifying residences within the vicinity of the W12A Landfill. These funds have been committed as a one-time occurrence and once they are depleted there is no obligation to continue the Water Treatment Program. Depending on the success of the program the PLC may seek Committee and Council approval for additional funds to be allocated to continue the program at a future date.

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Proposed Water Treatment Fund Administration and Details (Attachment A)

General Program Details Summary:

- Access to the Water Treatment Program funding for qualifying residences shall be a one-time event per eligible property and the funding shall be distributed on a first come first serve basis until the funds allocated to the Water Treatment Program have been depleted.
- Funding will be available retroactively to owner(s) of eligible properties who installed treatment systems after May 2014 (date of initial notification to residents of potential program development).
- City staff will administer subsidy payments to residents who have applied and qualified for a subsidy under the Water Treatment Program.
- The Water Treatment Program will apply to initial purchase and installation costs only and will not be available for ongoing maintenance or supplies for installed systems.
- Owner(s) of eligible properties that are not applying for a retroactive subsidy payment shall agree to have their water well sampled and analyzed for a standardized water quality test as prescribed by the City prior to obtaining quotes for water treatment systems. The City will either collect the samples as part of our Private Well Monitoring Program or arrange for the samples to be collected and the owner(s) will be provided with a copy of the results. Funding for this service, if required will come from the Community Mitigative Measures Fund. The owner(s) may use the test results to solicit quotes to address water quality parameters.
- Owner(s) of eligible properties that qualify for a subsidy will be responsible for selecting a water treatment system to address desired aesthetic water quality issues (identified during water testing) and hiring directly a service provider to install the water treatment system. The City will provide no advice nor assume any liability associated with the selection or installation of water treatment systems within private residences. Finding companies and/or service providers can occur through searches of the yellow pages, internet search engines, and other published or on-line directories.
- Owners(s) of eligible properties will be required to enter into a formal agreement with the City to receive their subsidy payment. The form of Subsidy Agreement is included as Attachment A.

Eligible Properties:

All of the following criteria are required to be met before a property would be eligible to access the Water Treatment Program Funding:

- Property must be located within 2.5 km of the W12A Landfill property boundary;
- Property must not be connected or not be able/eligible to connect to or access municipally supplied water;
- Property must have an existing residence (i.e., vacant land properties will not be eligible to apply for funding).

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Subsidy Amounts:

The proposed subsidy amounts for the Water Treatment Program are presented in the table below.

Type of Residence:	Eligible Subsidy:
Owner Occupied Residence	90% funding for each water treatment component (e.g. water softener, iron filter etc.) Up to a maximum of \$6,000 per owner occupied residence
Non-Owner Occupied Residence	45% funding for each water treatment component (e.g. water softener, iron filter etc.) Up to a maximum of \$3,000 per non-owner occupied residence

ACKNOWLEDGEMENTS

This report was prepared with assistance from David G. Mounteer, Assistant City Solicitor, Anne Boyd, Coordinator - Waste Diversion Programs and Jana Corby, Solid Waste Planning Coordinator

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PREPARED AND RECOMMENDED BY:	REVIEWED & CONCURRED BY:
JAY STANFORD, M.A., M.P.A. DIRECTOR, ENVIRONMENT, FLEET & SOLID WASTE	JOHN BRAAM, P.ENG. MANAGING DIRECTOR, ENVIRONMENTAL & ENGINEERING SERVICES & CITY ENGINEER

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Attachment A – Form of Subsidy Agreement

c Jack Sifton, Chair, W12A Landfill Public Liaison Committee

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ATTACHMENT A



London
CANADA

Subsidy Agreement W12A Landfill Public Liaison Committee Point of Source Water Treatment Program

Area Covered: Properties with a residence that require a potable water source within 2.5 km from the W12A Landfill property boundary that are not connected or are not able/eligible to connect to or access municipally supplied water.

Many residents in the area around the Landfill do not have access to municipal water and rely on groundwater as their source of water. Water is typically obtained from one of two sand/silt aquifers that underlie the area. Some deeper wells take their water from the bedrock.

Generally the water quality from all three sources is of poor aesthetic quality as a result of one or more elevated parameters including sulphates, total dissolved solids, sodium, iron, manganese and/or hardness. The elevated levels of the above mentioned parameters are naturally occurring and not caused by the W12A Landfill. This has been confirmed by the Landfill's on-going groundwater monitoring program.

The elevated levels of these parameters are not a health concern but do cause aesthetic impacts such as staining of plumbing fixtures, calcium build up, excessive use of soap required for laundry/bathing and poor tasting water.

This agreement is between the City of London and the owner(s) of a property that is eligible to receive a subsidy from the W12A Landfill Public Liaison Committee Point of Source Water Treatment Program. The W12A Landfill Public Liaison Committee Point of Source Water Treatment Program has been established to assist owners of eligible properties with the initial purchase and installation cost of water treatment equipment installed to improve aesthetic water quality issues.

Eligible Property Requirements:

- Property must be located within 2.5 km of the W12A Landfill property boundary;
- Property must not be connected or not be able/eligible to connect to or access municipally supplied water;
- Property must have an existing residence; vacant land properties are not eligible to receive a subsidy payment.

Terms and Conditions:

- Subsidy payments shall be a one-time event per eligible property and shall be distributed on a first come first serve basis until the funds associated with the W12A Landfill Public Liaison Committee Point of Source Water Treatment Program have been exhausted;
- Subsidy payments shall apply to initial purchase and installation costs only and will not be available for ongoing maintenance or supplies for installed water treatment equipment;
- Retroactive subsidy payments shall be available for owners of eligible properties that installed water treatment equipment on or after May 1, 2014 and before the W12A landfill Public Liaison Committee Point of Source Water Treatment Program was approved by Council on November 10, 2015;

- Owners of eligible properties that are not applying for a retroactive subsidy payment shall agree to have their water well sampled and analyzed for a standardized water quality test as prescribed by the Corporation of the City of London (City) prior to obtaining quotes for water treatment equipment. The City will either collect the samples or arrange for the samples to be collected and the owner of the eligible property will be provided with a copy of the results. The test results may be used by the owners of eligible properties to solicit quotes to address water quality parameters;
- Owners of eligible properties are solely responsible for selecting water treatment equipment and/or systems to address desired aesthetic water quality issues and hiring directly a service provider to install the selected equipment and/or system. The City will provide no advice nor assumes any liability associated with the selection, installation or operation of water treatment equipment and/or systems.

The City agrees to pay the following subsidy amount to the owner(s) of the property located at

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Owner Occupied Residence:

- 90 % of the initial purchase price and installation cost for each installed piece of water treatment equipment (e.g. water softener, iron filter etc.) up to a maximum of \$6,000 per owner occupied residence.

Non-Owner Occupied Residence:

- 45 % of the initial purchase price and installation cost for each installed piece of water treatment equipment (e.g. water softener, iron filter etc.) up to a maximum of \$3,000 per non-owner occupied residence.

Cheques will be payable to all registered owners of the property.

The property owner(s) agree to provide proof of all expenditures for which they wish to be reimbursed.

Payment will be made within sixty (60) days of receipt of proof of expenditures by the City of London.

Signed:

Date:

City of London

City of London

Property Owner

Property Owner