



**TOWNSHIP OF EDWARDSBURGH CARDINAL
ACTION ITEM**

Committee: Committee of the Whole - Administration and Operations

Date: December 4, 2023

Department: Environmental Services

Topic: Unmetered Residential Customers Assessment Results

Purpose: To receive direction regarding unmetered customer accounts.

Background:

In October, Environmental Services subcontracted Morrisburg Plumbing to perform assessments on consumers that currently are paying Category A and B rates under Bylaw 2023-11. Environmental services contacted affected residents to inform them of the project.

The table below summarizes the conclusions from the assessment. Civic addresses are omitted to protect privacy.

Table 1.0

Property Category A	Plumbers Notes	Estimated Cost	Recommendation
William Street	Cut into wall, cut into copper and install meter.	\$900	Remain on Category A Rate
Reid Street	Pull cupboard, cut hole in wall, re-pipe and re-install cupboard.	\$1500	Remain on Category A Rate
Joseph Street # 1	Shut curb stop off. Remove paneling, install water meter, re-install paneling	\$700	Remain on Category A Rate
Jospeh Street # 2	Refused. Advised township to contact lawyer.	Unknown	Refused inspection. Transfer to Category B Rate until assessment completed.
Middle Street # 1	Cut into pipe, install meter. No obstructions	\$292	Install water meter

Category A Property	Plumbers Notes	Estimated Cost	Recommendation
Middle Street # 2	Install water meter once homeowner replaces galvanized water service.	No price	Remain on Category A Rate
Meadowlands Drive	Remove bath tub, cut into wall, re-pipe copper. Fix wall, re-install bath tub	Pricing not provided.	Remain on Category A Rate
Dundas Street (commercial)	Once renovations are completed and building is winterized water meters can be installed.	\$292	Install two water meters.
George Street	Multiple voice mail messages left. No response.	Unknown	Remain on Category A rate until assessment completed.
East Street	Property in disrepair	Unknown	Remain on Category A Rate
Category B	Conclusion	Estimated Cost	Recommendation
Henry Street	Multiple voice mail messages left. No response.	Unknown	Remain on Category B rate.

- The high-level pricing above is for plumbing only with the assumption that, after exposing the service, no further complications will be encountered. It does not include drywall repairs or general contracting costs to return properties to existing condition or better, nor does it include any issues that may be encountered with curb stops.

Options and Solutions

Option 1: Leave Category A and B rates the same. No policy implications or changes to Bylaw required.

Option 2: Review Category A and B rates in 2024 to determine if a rate increase is appropriate.

Option 3: Transfer those category A properties who actively refused inspections to Category B rates until such time as they permit an inspection. Once re-inspected, either transfer back to Category A rate or install a water meter (depending on findings). Leave Category A rates the same for those properties deemed too expensive or difficult to install a water meter.

Policy Implications: Amending Bylaw 2023-11 may be required depending on councils' direction.


Financial Considerations: Slight increased revenue if Category A rates are increased or properties that refused are transferred to Category B. There is also a possibility that revenue might slightly decrease from newly metered users whose consumption is below average.

Recommendation: That Committee recommends that Council direct staff to:

- 1) Transfer properties who actively refused to participate in inspections to Category B rates until such time as they permit an inspection. Once inspected, either transfer back to Category A rates or install a water meter (depending on findings).
- 2) Properties that require excessive renovations or relocation of plumbing remain on Category A Rates.
- 3) Install water meters at locations deemed not to be too expensive or difficult to install and fund this under the Cardinal Water System.
- 4) Review Category A and B rates in 2024.

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