


DEPARTMENT:	
	TOPIC: U7U Water Co-op
REPORT PREPARED BY: Harry Riva Cambrin REPORT PRESENTED BY: Harry Riva Cambrin	

PURPOSE OF REQUEST

To obtain Councils direction regarding the request for the County to assume ownership of the Water Co-op and to develop a local improvement plan in order to connect the system to the Priddis Greens/Hawks Landing system.

BACKGROUND

The wells suppling water to the system are not able to supply the necessary water for the homes that are connected with new homes being developed that will connect.

REQUEST OF COUNCIL

Proposed Motion:
Moved that Council authorize Administration to proceed with negotiations regarding the assumption of ownership of the U7U Water Cooperative

Moved that Council authorize Administration to develop a Local Improvement Plan to allow the water system to be connected to the Priddis Greens/Hawks Landing water system.

APPENDICES

Appendix A: Request for Local Improvement Study from U7U

May 28, 2024

TO: Foothills County 309 Macleod Trail High River, AB T1V 1M7

This letter is a request to the Foothills County Council to:

1. Approve a Local Improvement study to connect the U7U Water Coop Members to the Foothills MD Water Supply.
2. Provide financial assistance to ensure safe potable water to the U7U Water Coop members and to take over the operations.

Request for a Local Improvement Study

On March 27, 2024, Council considered a request from U7U Water Coop Ltd for financial assistance to deal with water production issues with their two wells and pumphouse. Council acknowledged the request and postponed any decision to allow:

- Further Conversations between the U7U Water Coop and Harry Riva Cambrin on behalf of the Foothills County.
- Investigation into grant funding opportunities.

Upon learning of the Council's choice to postpone the decision, and the need for follow-up, U7U reached out to Mr. Riva Cambrin. Through those discussions, it was learned that Foothills County could install underground piping to provide treated potable water to the members of the U7U Water Coop, thus eliminating reliance on well water.

This had not been an option in the past as it required the Rancher's Hill Water Coop to also connect to the County water supply. Rancher's Hill Water Coop has not and still does not have any interest in being connected to the County water supply. We now understand that the inclusion of Rancher's Hill Water Coop is no longer required to have the process commence.

The U7U Water Coop held a Special General Meeting with the membership on May 7, 2024. Ten (10) of the fourteen (14) members of the water coop were in attendance. Mr. Riva Cambrin was in attendance to provide information regarding the option of having the County supply water and to become the operator/owner of the existing water distribution system. Two members of the Rancher's Hill Water Coop Board of Directors also were in attendance for Mr. Riva Cambrin's presentation.

We understand that it is currently estimated the cost of \$600,000 to connect the County water supply to the U7U Water Coop distribution system, but this is subject to an RFQ and RFP process. We also understand that through grants and subsidies available to the County, it is possible that this cost may be reduced up to 50% - with the balance being shared across the residents benefiting through a 20-year property tax amortization process.

After Mr. Riva Cambrin's presentation the membership discussed the option to connect to the Foothills County water system, and voted on the following motion:

- A motion was adopted in favor of moving with a Local Improvement Study.

The Motion was passed (9 in favor; 1 abstaining) This represents 64% of the total membership approving the motion. We are also aware that three members who were not able to attend are also in favor of this motion. Minutes are available upon request.

Please find attached a petition signed by 11 of the members, representing the ownership asking for the Foothills County to proceed with a Public Land Improvement Study to ascertain the true costs to connect the County Water Supply to the U7U Water Coop distribution system so that the residents can make an informed choice whether they would accept the cost associated with the improvement.

This is all with the understanding/intent that should the decision to proceed with connecting to the Foothills County Water supply that the ownership of the U7U Water Coop distribution system and all its assets would be turned over to Foothills County.

Request for financial assistance from Foothills County and for the County to take over operations to ensure the provision of adequate and safe potable water to the members of the U7U Water Coop.

We understand that the RFQ and RFP process for the Public Land Improvement study can take several months – meaning installation of a water supply line would not commence until sometime in 2025 at the earliest.

The water needs of the U7U Water Coop members is immediate and cannot wait until the study can be completed and a connection made.

Currently:

- Of the two wells:
 - One well is dry
 - The second well is not keeping up with the water requirements of the member households. This well is being manually turned on and off 2-3 times per day to maximize water production.
- Ten households are currently accessing water from the distribution system
 - Two more households are due to be completed this year, increasing water demands.
- A truck load of water is being hauled in weekly to offset the well's water shortfall. It is anticipated that 2 truckloads will be needed through summer and as additional households are completed.
- Residents are already following basic rural water conservation/management and discussing additional ways of reducing water usage.

Until the RFQ/RFP process can be completed, and a water line installed, the U7U Water Coop needs an immediate solution, which is a significant cost. The solutions we have come up with in the interim are:

- A. Drill replacement well (one at a minimum) and connect to the U7U Water Coop Treatment/Distribution system.
- B. Haul in potable water.
- C. Are there other solutions we have not yet considered?

DRILLING NEW WELLS	
Drill Two x 100ft Wells (\$15k each)	\$30,000
Connecting wells to Pumphouse	\$8,000
Hydrologist fees	\$7,000
Replacing 2 Pressure Tanks	\$7,000
Excavation fees	\$5,000
Misc	\$3,000
ESTIMATED TOTAL:	\$60,000

HAULING IN WATER BY TRUCK	
Total Water Consumption 2022	2129 m ³
Total Water Consumption 2023	2465 m ³
Projected Water Consumption 2024	2900 m ³
Cost to haul water	\$240/12m ³
Estimated cost to haul water for a year	\$58,000

The U7U Water Coop again asks for financial assistance and for the operations to be taken care of by the County to ensure that the members can be provided with adequate and safe potable water until a permanent solution is determined.

While the U7U Water Coop have the remaining reserves in place they are allocated for immediate maintenance needs. However, if the County should take over operations, the remaining funds could be transferred to the County if required.

We thank you for considering our requests.

Respectfully,
U7U Water Co-op Board of Directors
 Lisa Rowles, President
 Chantale Rowsell
 Trevor Liskowich
U7uwatercoop@gmail.com

Attached is the Petition requesting a local improvement.

Petition for Local Improvement for Ranchers Hill 3 Water Supply

Owner	Physical Address	Lot	Plan	Block	Lot	ATS Reference	SIGNATURE
Tamas & Anett Nemeth-Siegl	256014 166 Ave. West	Lot # N-1	1212693	4	1	5:3;.22;.29;NE	[Redacted]
Ivy & Dan Sims	162046 258 St. West	Lot # N-2	1212693	4	2	5:3;.22;.29;NE	[Redacted]
Lisa & Steve Rowles	162034 258 St. West	Lot # N-3	1212693	4	3	5:3;.22;.29;NE	[Redacted]
Craig & Julie Yano	162020 258 St. West	Lot # N-4	1212693	4	4	5:3;.22;.29;NE	[Redacted]
Terry & Chantale Rowsell	162010 258 St. West	Lot # N-5	1212693	4	5	5:3;.22;.29;NE	[Redacted]
Eva & Rudy Cizmark	162009 258 St. West	Lot # N-6	1212693	4	6	5:3;.22;.29;NE	[Redacted]
John & Bev Brogden		Lot # N-8	1212693	4	8	5:3;.22;.29;NE	[Redacted]
Les & Judie Harder	162045 258 St. West	Lot # N-9	1212693	4	9	5:3;.22;.29;NE	[Redacted]
Kevin & Monica Miller	258022 166 Ave. West	Lot # N-10	1212693	4	10	5:3;.22;.29;NE	[Redacted]
Lesley & Peter Torrance	258043 258 St. West ^{166 Ave. W}	Lot # S-9	1212693	2	9	5:3;.22;.29;NE	[Redacted]
Johan Boode & Ingrid Nederpelt	258027 166 Ave. West	Lot # S-10	1212693	2	10	5:3;.22;.29;NE	[Redacted]
Trevor Liskowich & Sharon Spooner	258011 166 Ave. West	Lot # S-11	1212693	2	11	5:3;.22;.29;NE	[Redacted]
Morgan & Emma Geekie	256025 166 Ave. West	Lot # S-12	1212693	2	12	5:3;.22;.29;NE	[Redacted]
Andrew Prince	256011 166 Ave. West	Lot # S-13	1212693	2	13	5:3;.22;.29;NE	[Redacted]

U7U Water Co-op Ltd. 258056 166th Ave. West Pump House 1212693 4 13PUL 5:3;.22;.29;NE

Signatures Witnessed by:

Chantale Rowsell

[Redacted]

May 26, 2024

SIGNATURE

WITNESS

[Redacted Signature Area]

[Redacted Witness Area]