

# Apex Mountain Waste Transfer Station



March 2018

## Awaiting Approval from Province

In October 2016 the RDOS released an online and paper survey to the residents and businesses at Apex Mountain Resort regarding two design options for the Apex Mountain Waste Transfer Station. The RDOS hosted two open houses to review the design options, cost, construction timelines, and to answer questions from residents and businesses. The location will be below the main parking lot, near the existing bins.

Survey Results	Option A: Building	Option B: No Building
106 Surveys Received	66%	34%

To move forward with construction, the RDOS must have Provincial approval to update the RDOS Solid Waste Management Plan. This request was submitted November 2017 and the permission has not been received. Given the tight window for tendering and construction at Apex, RDOS Staff do not believe the transfer station can be constructed in 2018 in a cost effective manner. Rushing construction will result in higher costs for the property owners and businesses of Apex. Keeping costs as low as possible is a priority.

In 2017 the Regional District completed the following:

- Preparation of design and tender documents,
- Decision of Board on how to charge properties at Apex for construction and operation of Waste Transfer Station (see back for details).

The power upgrades required to the lease area are scheduled for installation in 2018.



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The RDOS Board of Directors have reviewed the comments received from Apex Owners during public consultation. Many responses received were concerned that placing the full construction and operational costs on taxes would be unfair for higher value homes compared to their actual usage. As such the Board considered different tax and billing options.

The Board determined that, as this is a required service for Apex Mountain, all properties will contribute on taxes based on assessed values. This will allow properties that currently provide their own waste service to start using the waste transfer station at a future date, as they will have contributed to the construction costs. This approach is similar to how the RDOS taxes for water and sewer systems in other communities.

Operational costs will be billed annually to participating residential properties or businesses that use the waste transfer station. Both capital and operational charges will be applied after the waste transfer station has been constructed and opened. If, as expected, the facility is built in 2019, any bills or increased taxation will begin in 2020.

The RDOS will recover, through taxation, only the actual construction (capital) costs of the waste transfer station, up to the maximum amount stated below. The operational costs have been based on estimates from other facilities and only the actual costs will be charged.

Table 1: Basis of Residential Charge Estimates

Estimated Costs	Cost	Notes
Total Capital Costs (Maximum)	\$592,790	Engineering, Public Consultation, Construction
Annual Capital Payments	\$71,278	For 10 years at 3.5% interest
Residential Annual Operational Cost	\$57,691	After removing commercial charges

Table 2: Estimated 2020 Mil Rate for Capital and Estimated 2020 Charge Per Housing Unit

Residential Taxable Mill Rate Capital Only	0.5706 \$111 average property	Amortized costs over 10 years
Residential Operational Charges	\$120 per home	Estimated billing per home 2019
Average Residential Cost	<b>\$231 per home</b>	Average cost per home



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