



*wonderful*  
WEST ST. PAUL



# Proposed LID #3

PUBLIC HEARING  
BY-LAW NO. 2015-07  
LOCAL IMPROVEMENT PLAN NO. 2015-01  
Tuesday, April 7, 2015  
6:00 p.m.  
Sunova Centre



# What has happened?

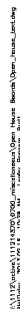
Borrowing By-Law No. 2013-05 in the amount of \$4,500,000 for the new regional wastewater collection system to service the R.M. of West St. Paul was approved on June 13, 2013.

Wastewater treatment will be provided by the City of Winnipeg at the North End Water Pollution Control Centre on Main Street.





- 
- Red River Corridor Designated Area**
- Legend**
- No New Disposal Fields
  - Municipal Boundaries
  - Land Parcels
- Manitoba
- 0 0.75 1.5 Kilometers  
0 0.375 0.75 Miles
- City of Selkirk
- City of Winnipeg
- Red River
- Red River Highway
- RM of St. Andrews
- RM of West St. Paul
- RM of St. Clements
- RM of East St. Paul
- RM of Springfield
- St. Andrews
- St. Clements
- West St. Paul
- East St. Paul
- Subject Area





**The existing wastewater management system in the Rural Municipality of West St. Paul is faced with many challenges, including:**

- Difficulty meeting evolving environmental regulations with existing sewage treatment facilities,
- An increase in failing septic fields,
- Provincial regulations in the Red River Corridor prohibiting the installation of new on-site septic fields and requiring existing fields to be decommissioned and replaced with holding tanks.



# MB Conservation Regulation

- **If your existing septic system fails**

A new disposal field must be situated on a parcel of land that is at least 0.8 hectares (2 acres) in area and has a frontage of at least 60 m (198 feet). Does not matter where you live.

- **If you are less than 198 foot frontage**

The only option available to you for onsite wastewater disposal is the installation of a holding tank as the property is deficient in site width. Under some circumstances, when an existing lot is deficient in a parcel size requirement a variance may be an option. On occasion, variances may be granted subject to site specific conditions. You must apply for a variance in writing to Manitoba Conservation and Water Stewardship.

- <http://www.gov.mb.ca/conservation/envprograms/wastewater/contact/index.html>



## Manitoba Conservation disposal fields regulation Map showing the areas that do not meet the minimum site width







# What's Next?

Creating LID #3 which is the second local improvement district.

- Local Improvement by-laws allow municipalities to tax only the taxpayers who will benefit from the local improvement provided.



# What's Next?

**By-Law No. 2015-07** is what we are discussing this evening for the new local improvement district.

This Public Hearing is being held to give you, the taxpayers, the opportunity to review, consider and support or object to the plan before it is adopted.



# The Process

After the presentation, everyone who has signed in to speak to the By-Law will be given an opportunity to ask questions or voice their concerns.

At the close of the Public Hearing you will be required to return to the Administration Staff in order to register your opposition to the By-Law.

We encourage those in support to register as well.



# Local Improvement Plan

The proposed local improvement is for the replacement of an existing wastewater treatment plant with a wastewater lift station and forcemain, including surface restoration and decommissioning the existing wastewater treatment plant.

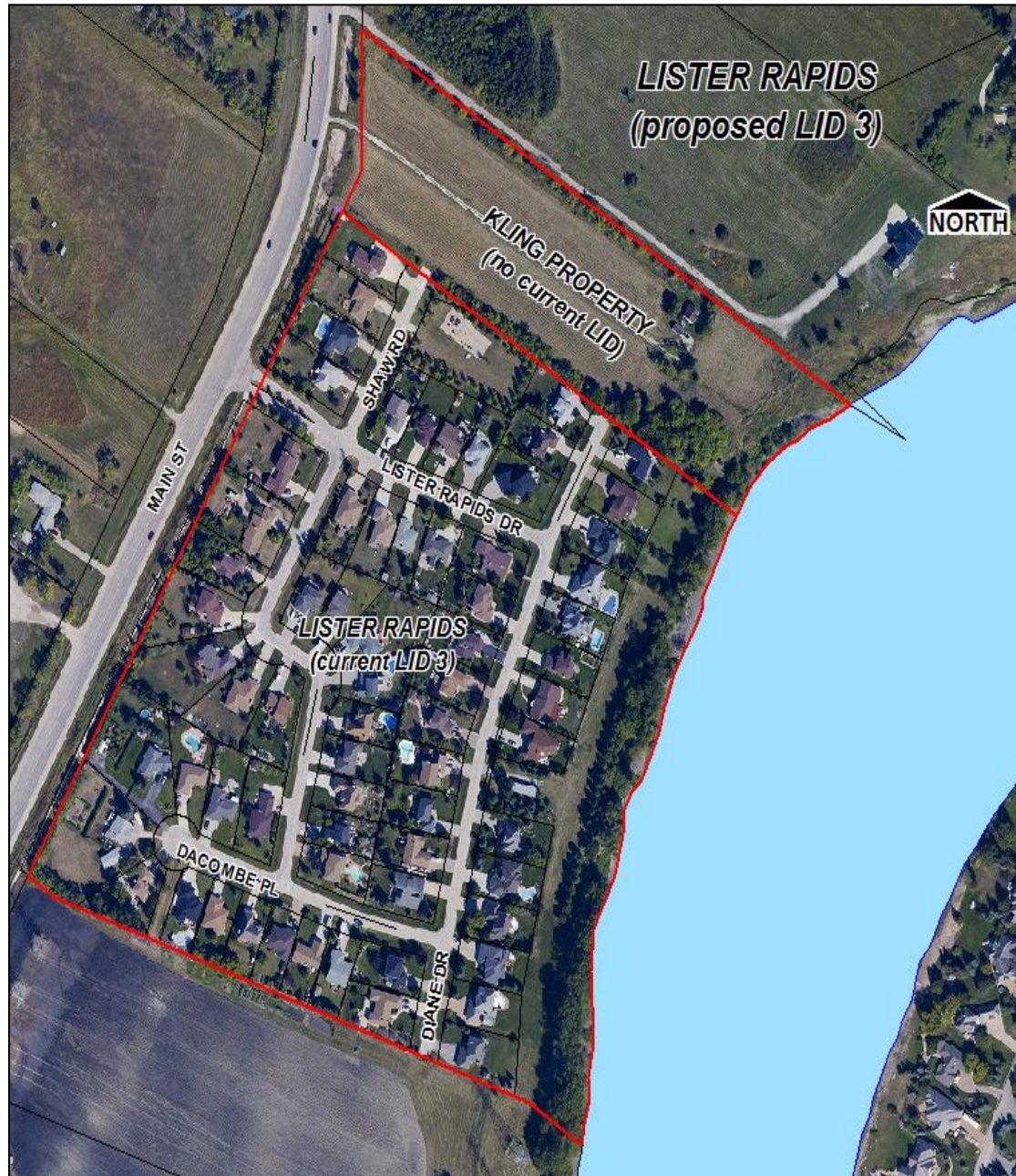


# Local Improvement Plan

The existing LID #3 residents are currently supplied water by individual wells and sewer treatment is serviced by the RM of West St. Paul wastewater treatment plant.

The property north of Lister Rapids is serviced by an individual well and septic field.

## MAP OF FUTURE LID #3 – LISTER RAPIDS







# Local Improvement Plan

## FUTURE LID #3 – LISTER RAPIDS

The residents included in the future LID #3 consists of the following residents:

1. Current residents who live in the Lister Rapids Subdivision
2. The property located to the North known as Roll #53900 – 4009 Main Street.



# Local Improvement Plan

## Method of Calculating the Local Improvement

The Local Improvement project will be recovered by a local improvement tax based 50% on an amount per parcel and a 50% unit of frontage of the lands benefited by the improvement or service for LID #3.

\* This method was used for Riverdale LID#2 and accepted by 206 out of 207 properties as the fairest method.



# Local Improvement Plan

ESTIMATED COSTS	
Gravity Wastewater Sewer, Lift Station, RM costs and forcemain	587,500
Decommission Existing WWTP	100,000
Engineering & Contingency (25%)	<u>153,000</u>
Total Cost of Project	\$ 840,500
Funding – MWSB	<u>354,610</u>
Cost to Resident (rounded)	<b>\$ 485,890</b>



# Local Improvement Plan

FINANCING	
PROJECTED COST OF PROJECT	485,900
TERM	20 YEARS
INTEREST RATE ESTIMATED	4.625%
ANNUAL PAYMENT	\$ 37,759.81
<b>*ALL AMOUNTS &amp; RATES ARE ESTIMATED</b>	



# Local Improvement Plan

## RATE OF CALCULATING THE LOCAL IMPROVEMENT

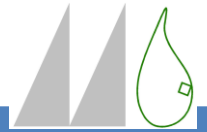
### Per Parcel Rate

- Cash Option of \$3,521.01 per parcel
- Finance Option of \$273.62 per parcel to be levied annually for 20 years

### Frontage Rate

- Cash option of \$41.80 per frontage foot
- Finance option of \$3.25 per frontage foot to be levied annually for 20 years

# LID #3 – LISTER RAPIDS



Levying of Project 50% Per Parcel Levy & 50% Per Frontage Foot		Finance Option	Cash Option
Total Number of Frontage Foot	5,811.88		
Total Cost of Project \$840,500 - Funding By MWSB \$354,610 Projected Cost \$485,900 to be funded by residents of LID #3			
\$485,900 / 5,811.88 feet = \$83.60 per foot or 50% at \$41.80			
House with 75 foot frontage (example)			3,135.00
\$37,759.81 / 5,811.88 feet = \$6.50 per foot or 50% at \$3.25		243.75	
Total Number of Parcels of Land	69		
\$485,900/ 69 = \$7,042.03 or 50% at \$3,521.01			<u>3,521.01</u>
\$37,759.81 / 69 = \$547.24 or 50% at \$273.62		<u>273.62</u>	
<b>TOTAL</b>		<b>\$ 517.37</b>	<b>\$ 6,656.01</b>

**\*All numbers and rates are estimates and are subject to change**





## Local Improvement Plan

### Annual Operating & Maintenance Cost of the Proposed Local Improvement:

The annual maintenance costs associated with the local improvement proposed will be recovered in the annual operating budget of the utility. The Municipality will have to complete a Sewer Rate Study to establish consumer rates. These rates must be approved by The Public Utilities board.



# LID #3 – LISTER RAPIDS

## Additional Costs

- City of Winnipeg Connection Fee \$1900  
(existing residents only)
- Water Meter \$600 (approx)
- Total \$2500

Newly developed lots outside of the local improvement district will be charged the following:

- \$2500 per lot levy
- \$3000 City of Winnipeg Buy-In Charge
- \$1900 City of Winnipeg Connection Fee
- Water Meter \$600
- Total \$8000



## **LID #3 – LISTER RAPIDS**

### **Additional Costs**

Additional Costs such as the water meter and the City of Winnipeg connection fee are the responsibility of each taxpayer and cannot be put on the annual tax statement.

These costs will be invoiced by the RM.



# Sunova Credit Union

**Sunova** has indicated that they are willing to assist the residents of West St. Paul with loans as low as prime plus .25% to help with additional costs of the project.

**Please contact the following Sunova  
Credit Union Associates at 204-790-6910**

**Sukhdeep Brar, Olivia Dyoco or**

**Tianna Jones**



- 1. Riverdale WWTP was constructed in 1979 and serves 152 dwellings.**
- 2. Lister Rapids WWTP was constructed in 1985 and serves 68 dwellings.**
- 3. Rivergate (Riversprings) WWTP was constructed in 1996 and currently 44 dwellings.**
- 4. Rivercrest WWTP was originally constructed in 1946 and upgraded in 1979 and serves 142 dwellings.**

- **Riverdale WWTP = \$3M**
- **Lister Rapids WWTP = \$1.8M**
- **Rivergate (Riversprings) WWTP = \$0.9M**
- **Rivercrest WWTP = \$2.5M**







## R.M. OF WEST ST. PAUL WASTEWATER SEWER PROJECT

### EXISTING LISTER RAPIDS WASTEWATER TREATMENT PLANT

**Wastewater treatment for the Lister Rapids subdivision is currently provided by a Municipal wastewater treatment plant which was constructed in 1986 and serves 68 dwellings.**

**This facility does not provide the level of wastewater treatment required by current standards and regulations.**

**The estimated replacement cost of this facility is \$1.8M.**



**THE MANITOBA WATER  
SERVICES BOARD**





# EXISTING LISTER RAPIDS PLANT

The plant is in poor condition and does not meet current standards and regulations.

It will cost approximately \$1.8 MILLION Dollars (2013) to replace this plant.

No funding is available for the replacement or the repair of existing plants.



# Conceptual Opinion of Costs

## LISTER RAPIDS Plant (Stantec Engineering)

### Basic Assumptions

- Meet current MB Conservation nutrient limits of 15 TN and 1 TP
- No allowance for decommissioning (already allowed elsewhere)
- Reuse of existing outfall (except as noted)
- Allowance for contingency and engineering (includes EAP)
- No allowance for GST or financing and land purchasing costs
- Assumed a location in the vicinity such that it can be easily connected to the existing lift station and outfall
- All existing STPs to be replaced with new facilities (except as noted)
- SBR based treatment system with pre-screening only. Sludge holding tank with truck haul to NEWPCC
- No septage or LPS acceptable

# LISTER RAPIDS Replacement Costs

- Connected dwellings = 68
- Total plant replacement. Re-use newer section of the existing plant for storage/office etc. following decommissioning
- Estimated avg. day flow = 205 m<sup>3</sup>/d (estimated based on 68 dwellings at 3.2 people generating 300 lpcd and 40% infiltration)
- Lift-station is at the end of its life cycle
- Estimated Opinion of Capital Costs = \$1,800,000
- Estimated Cost Per Dwelling = **\$26,470.59**

# R.M. OF WEST ST. PAUL WASTEWATER SEWER PROJECT

## LISTER RAPIDS LOCAL SERVICING



- EXISTING WASTEWATER TREATMENT PLANT
- PROPOSED LIFT STATION
- EXISTING WASTEWATER SEWER
- MAIN STREET TRUNK SEWER
- PROPOSED FORSDMAN



**THE MANITOBA WATER  
SERVICES BOARD**



# Manitoba Water Services Board

We will receive 42% funding from the MWSB or  
Approximately  
**\$ 354,601.50**

**Note: Provincial Policy indicates that no  
funding is available for existing plants**



# Benefits

- As our community continues to grow, we need a sustainable solution to ensure West St. Paul remains an attractive place to live and invest, and, that we're ensuring our kids and our families have clean air, water and soil.
- Will address the current environmental concerns





# Paying for the Local Improvement

- Once the project is completed each resident will receive a letter similar to the one they received with their public notice. The letter will indicate the actual costs of the project and what they will be required to pay for their portion of the project.
- At that time you will have the option to make a cash payment or to finance your share of the project on your tax bill for 20 years.
- This will be the only opportunity you will have to make a cash contribution. Once you choose to finance the project you won't be able to change your mind.



# Moving Forward

- Our goal as an RM is to make our great community even stronger, and doing it in a way that will be as fair as possible to everyone.
- Major infrastructure projects are challenging in any community.
- We have excellent relationships with senior levels of government and our funding partners.
- Remember to join our email database to receive electronic updates.



# WASTEWATER SEWER PROJECT SCHEDULE

The proposed project schedule for Phase 1 is outlined below:

Public Open House #1	February 19, 2013	Completed
Public Open House #2	March 5, 2013	Completed
Public Borrowing By-Law Hearing	May 1, 2013	Completed
Detailed Design	June 13, 2013	Completed
Construction Tender	October 13, 2013	Completed
Construction Contract Awarded	Fall /Winter 2013	Completed
Wastewater Sewer Operational	Fall 2015	

- Building Canada Funding (\$8M) expires in September 2015.



# **QUESTIONS REGARDING BY-LAW NO. 2015-07**

**Remember, you must be registered to  
speak**



**Please remember to register if you  
are in support or if have an objection  
to the By-Law with  
Administration Staff tonight.**



# **SPECIAL MEETING OF COUNCIL TO FOLLOW TO GIVE FIRST READING TO BY-LAW NO. 2015-07**



# THANK YOU FOR ATTENDING



# CONTACT INFORMATION

## Wastewater System Project

[wastewaterproject@weststpaul.com](mailto:wastewaterproject@weststpaul.com)

204-338-0306

website: [www.weststpaul.com](http://www.weststpaul.com)





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