



ROSSMORE & ADDIS WASTEWATER SEWER PROJECT

WELCOME AND INTRODUCTION

The Rural Municipality of West St. Paul welcomes you to this Open House to provide information on a proposed Local Improvement Plan for the installation of wastewater sewers on Rossmore Avenue and Addis Avenue between Main Street and the railway.

Members of Council and Administration from the R.M. of West St. Paul and representatives from The Manitoba Water Services Board (Project Manager) and Stantec Consulting Limited (Project Engineer) are here today to answer questions and provide information on the project plans. We encourage you to ask any questions that you may have.

Comment sheets are also available if you wish to provide written questions or feedback.

- **Welcome and Introduction**
- **Project Outline**
- **Red River Corridor Designated Area**
- **Proposed Sewer Servicing Plan**
- **Process for Local Improvement Plan**
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PROJECT OUTLINE

What are we proposing?

Wastewater sewers are proposed to be installed on Rossmore Avenue, Addis Avenue and Brigham Street between Main Street and the CP Railway. Sewer services are proposed to be installed for each lot within the Local Improvement District from the sewer main to the limit of the road right-of-way.

Why?

The Municipality is continuing efforts to extend municipal wastewater service to all properties within the Red River Corridor Designated Area established by the Province of Manitoba in 2009. Replacement or modification of failing septic fields are prohibited within this area. Homes with failing wastewater systems will be required by Provincial regulations to install holding tanks.

The Main Street Trunk Sewer was commissioned in 2016 and municipal wastewater treatment plants in Riverdale, Lister Rapids, River Springs and Rivercrest have been decommissioned. Private wastewater treatment plants at the Middlechurch Home, West St. Paul School and St. Benedict's Monastery have also been decommissioned. These wastewater systems are connected to the Main Street trunk sewer. Consideration of establishing a municipal wastewater collection system on Rossmore and Addis has been ongoing for nearly 30 years. Funding is currently available through the Manitoba Water Services Board (MWSB) to share the cost of the proposed project.

Who is affected?

All properties fronting onto Rossmore Avenue, Addis Avenue and Brigham Street, as well as properties fronting onto Main Street with flankage on either Rossmore or Addis will be affected.

How much will the project cost?

The current estimate for the project is approximately \$4.2 million.

Who will pay for the project?

The project will be split between the R.M. of West St. Paul and the Manitoba Water Services Board with a maximum contribution of \$2,076,250 from MWSB. A local improvement district will be created for this project and the residents that are directly benefitting from the project will pay for it.

When will the project be constructed?

Pending approval of the Local Improvement Plan, construction could begin in late spring 2019 and is anticipated to take approximately five (5) months to complete. The funding agreement with MWSB expires on March 31, 2020 and the project must be completed by then.

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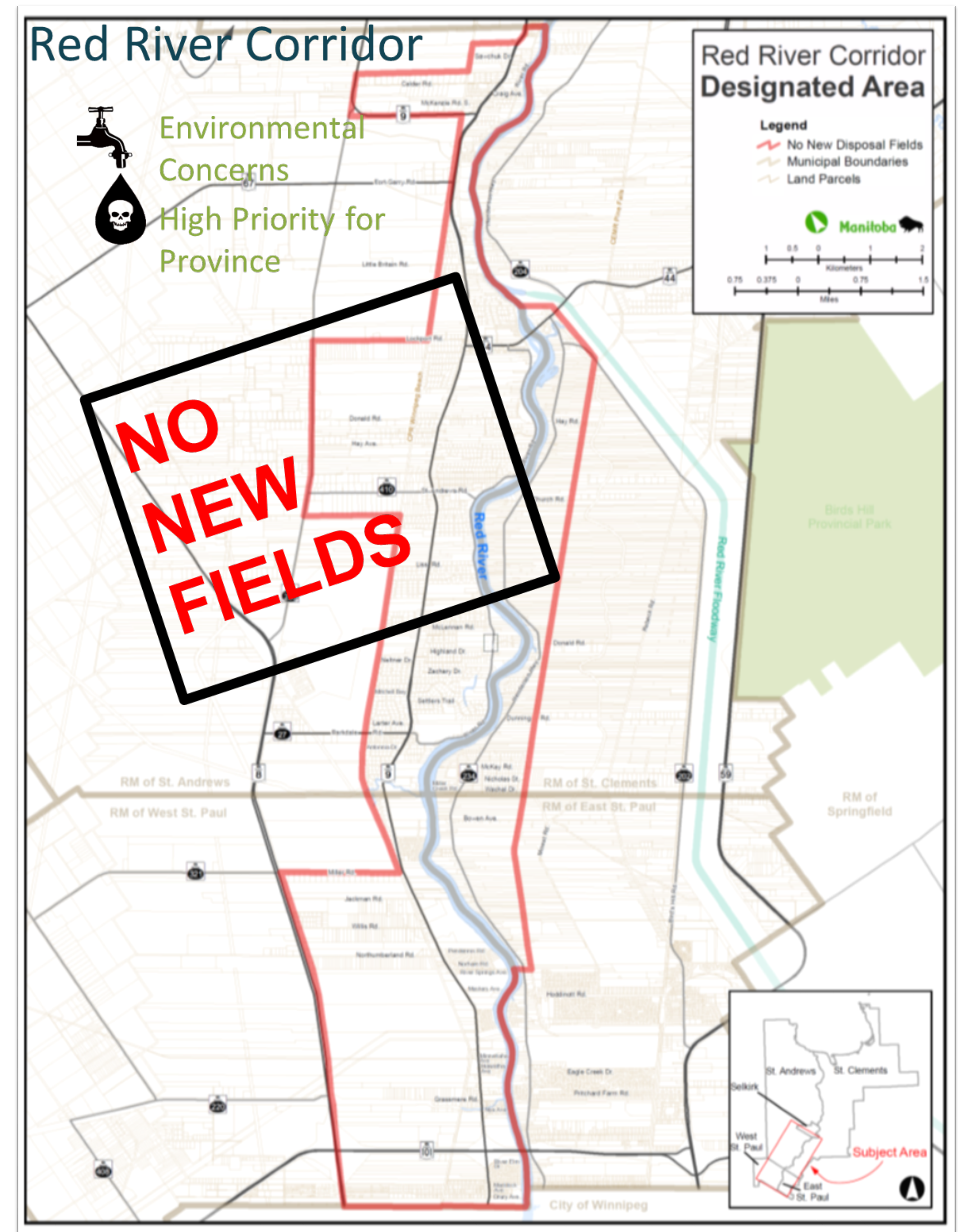
RED RIVER CORRIDOR DESIGNATED AREA

- Onsite Wastewater Management Systems Regulations (83/2003) pursuant to The Environment Act are administered by Manitoba Conservation.
- The Red River Corridor Designated Area was established in 2009 under an amendment to these Regulations.
- Replacement or modification of existing septic fields and construction of new septic fields are prohibited within this Designated Area.
- Failed septic fields can only be replaced by holding tanks in the RRCD area
- Detailed information on the Regulations is available from Manitoba Sustainable Development (www.gov.manitoba.ca/sd/envprograms/wastewater/index.htm)
- An excerpt from Section 8 of these Regulations is shown below.

Requirement to Connect to New Wastewater Collection System

8.1(1) If a wastewater collection system is installed in an area not previously serviced by a wastewater collection system, an owner of land in that area must

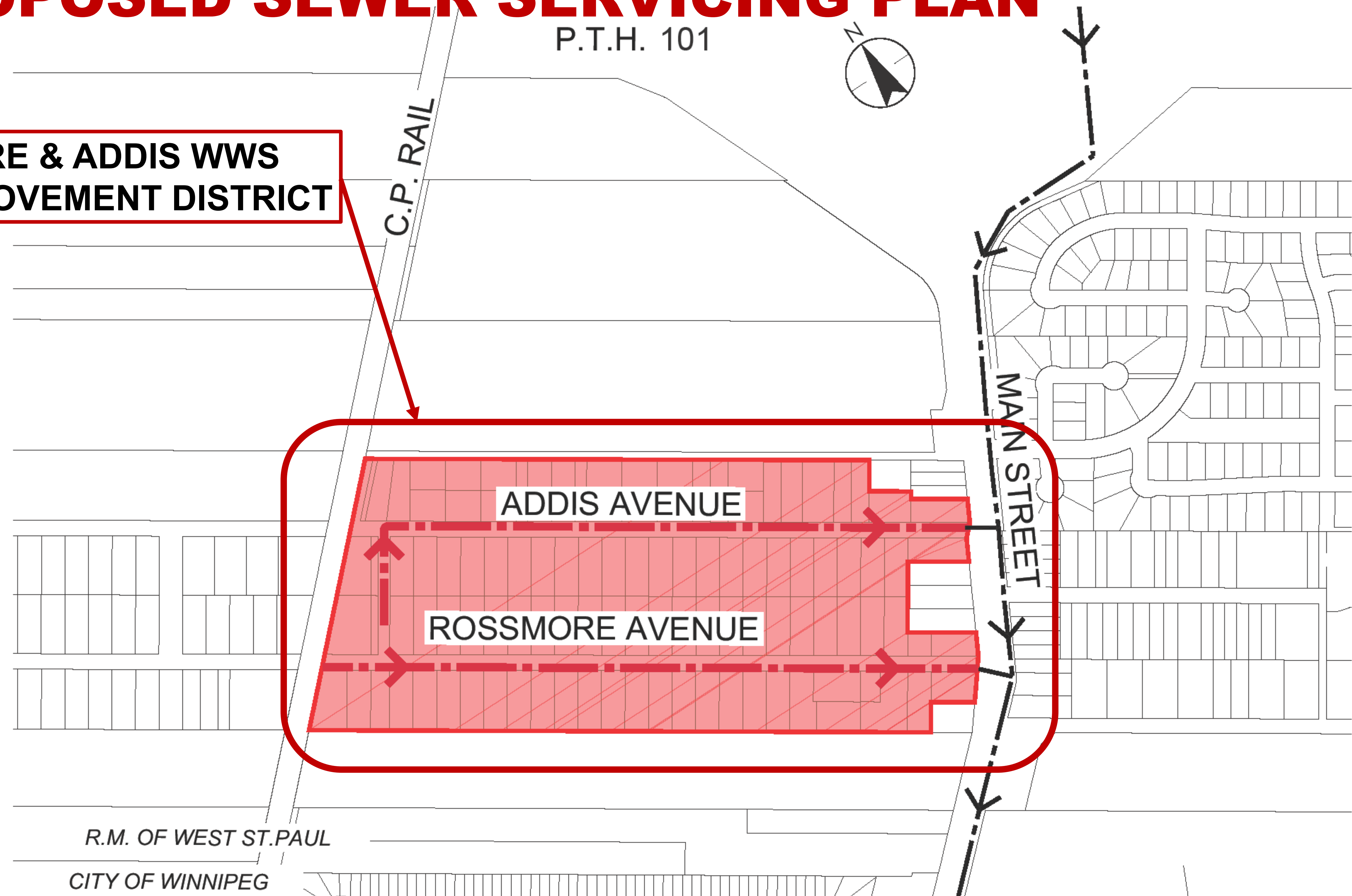
- (a) connect his or her wastewater sources to the wastewater collection system; and**
- (b) take any onsite wastewater management system or privy located on the land out of service and decommission it; before the earlier of**
- (c) the passing of a period of five years from the day that the wastewater collection system was installed; or**
- (d) the transfer or subdivision of the land. M.R. 156/2009**



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PROPOSED SEWER SERVICING PLAN


**ROSSMORE & ADDIS WWS
LOCAL IMPROVEMENT DISTRICT**



Legend

 LOCAL IMPROVEMENT DISTRICT

 EXISTING WASTEWATER SEWER

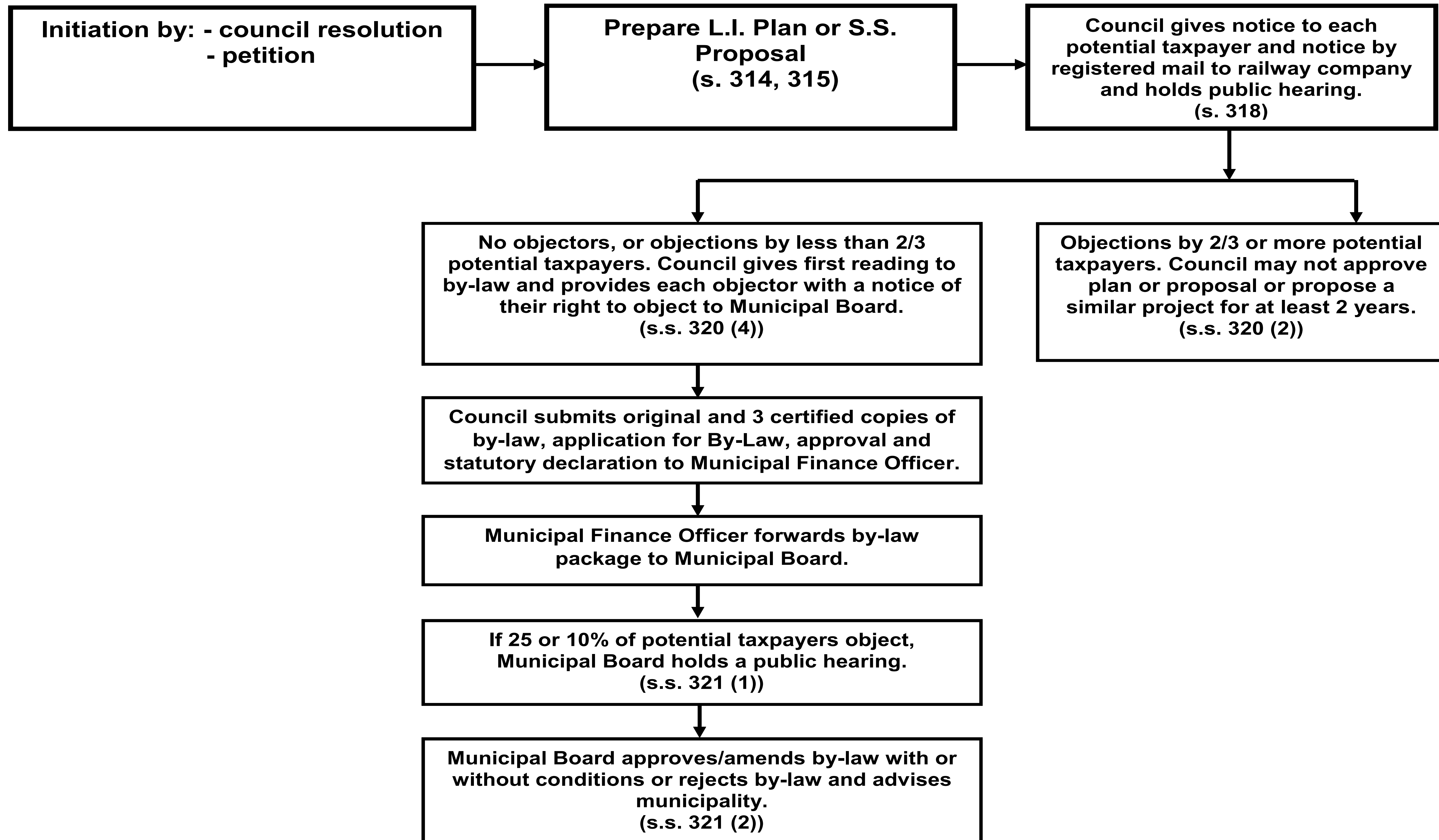
 PROPOSED LOCAL IMPROVEMENT WASTEWATER SEWER

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PROCESS FOR LOCAL IMPROVEMENT PLAN

A Local Improvement District or LID is a special public improvement area created by a municipality to allow for public financing of a public improvement project that benefits private property. The process for establishing a LID is outlined in the following flow chart.



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PRELIMINARY OPINION OF PROBABLE COST

Item	Description	Unit Amount
1	Sewer Installation	1,848,000.00
2	Manhole	456,000.00
3	Video Inspection	35,000.00
4	Sewer Service Installation	576,875.00
5	Sewer Service Risers	27,000.00
6	Pavement Restoration	112,500.00
7	Obstruction Removal	15,000.00
8	Engineering & Contingency	867,593.75
9	MWSB Project Management	75,000.00
	Subtotal	4,012,968.75
10	RM Costs	114,042.00
	Total Project Costs	4,127,010.75
	less Grant	(2,006,484.38)
	Cost to Ratepayer Rounded up	2,120,600.00

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OTHER COSTS

In addition to the cost of the Local Improvement Plan for the work on municipal property, there are other costs that cannot be included in the LID and must be paid for directly by the individual property owners. These costs include the following.

Buy-in Charge Levied by the City of Winnipeg

Each existing residential property connecting to the municipal wastewater system must pay a one-time buy-in charge of \$2,450 (2018 rate). This charge is levied to pay for wastewater treatment capacity required to treat the wastewater generated by the new sewer service and will be charged to the resident upon connecting to the wastewater system on their first utility bill.

Sewer Service Piping and Connection on Private Property

Installation of the sewer service on your property from the stub at the municipal right-of-way limit to your home must be completed by a licensed contractor and costs paid directly by the homeowner to the contractor. Existing septic and holding tanks must also be decommissioned once the service connections have been made. Typical costs for this work can range from \$4,800 to \$8,000, depending on factors such as the length of pipe required, access to the connection point and obstructions such as trees, fences, decks and paved surfaces. A list of registered licensed contractors can be located on the RM's website.

Water Meter

Water meters are required to be installed at each property for the purpose of estimating wastewater generation and quarterly billing for the wastewater utility. Installation of the meters will be completed by the RM of West St. Paul. For those residents who had a meter installed during the meter installation program a one-time charge of \$376.58 will be levied. For those residents who did not have a meter installed a one-time charge of approximately \$600 will be levied. These amounts will be invoiced on the utility bill to the property owner once they are connected to the wastewater service. The water meters will be equipped with remote monitoring capabilities for billing purposes to allow the RM to obtain water meter readings from outside the residence. Product information is available from the RM upon request.

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UTILITY RATES

Once constructed, the ongoing operation, maintenance and eventual replacement of the sewer system will be paid for by utility customers based on the amount of water they use. Water usage will be measured by meters installed in homes and businesses and sewer bills will be issued quarterly based on your water usage.

Sewer utility rates paid by sewer customers in the R.M. of West St. Paul will consist of the following components:

- ☐ City of Winnipeg Sewer rate (\$2.80/cubic meter for 2018 with a quarterly minimum charge of \$39.20);
- ☐ City of Winnipeg annual administration fee (\$243.31 for 2018);
- ☐ R.M. of West St. Paul annual administration fee (\$60) for salaries and insurance, audit fees, P.U.B. fees etc. and
- ☐ R.M. of West St. Paul utility reserve fee (5% of sewer charge) to cover repairs and maintenance of the sewer system.

Utility rates are based on a user-pay philosophy and are subject to review and approval by the Manitoba Public Utilities Board.

The average quarterly wastewater bill in West St. Paul in 2018 was \$198.53 and the average customer produced 35 cubic metres of wastewater.

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LOCAL IMPROVEMENT PLAN COSTS

Sewer Installation & Restoration	\$4,127,010.75
Funding – Manitoba Water Services Board (50%)	- <u>2,006,484.38</u>
Cost To Ratepayer	\$2,120,600.00
Cost rounded up	
Maximum Grant Allowed	\$2,076,250.00

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LOCAL IMPROVEMENT PLAN - FINANCING

PROJECTED COST OF PROJECT

\$2,120,600.00

TERM

20 YEARS

INTEREST RATE ESTIMATED

6.25%

The Province of Manitoba (Municipal Relations) recommends adding 1-2% to the current rate to cover any rate increases by the Bank of Canada. Once the project is completed the municipality will be able to lock in the interest rate at that time. The final amending by-law will use the interest rate the from financial institution which provides the lowest rate.

ANNUAL PAYMENT

\$ 188,653.39

***RATES ARE ESTIMATED**

Cash Option - \$19,818.69 per parcel

**Finance Option - \$1,763.12 per parcel
(to be levied annually for 20 years)**

Charges will be levied upon completion of the project.

Residents will have 30 days to select the cash option.

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LOCAL IMPROVEMENT PLAN - FINANCING COST COMPARISON

	Original By-Law		Amending By-Law	Variance
Project Cost	\$ 2,120,600	Final Cost of Project	\$ 2,120,600	
Term	20 years	Term	20 years	
* Estimated Interest Rate	6.25%	*Estimated Interest Rate	4.25%	
Yearly Payment	\$ 188,653	Yearly Payment	\$ 159,511	\$ 29,142
Per Parcel - Cash Option (one time payment)	\$ 19,819	Per Parcel - Cash Option (one time payment)	\$ 19,819	\$ 0
Per Parcel - Finance Option (per year)	\$ 1,763	Per Parcel - Finance Option (per year)	\$ 1,491	\$ 272
Number of Properties	107	Number of Properties	107	
Total Interest 20 years	\$ 1,652,467.79	Total Interest 20 years	\$ 1,069,623.71	\$ 582,844.08

The Province of Manitoba (Municipal Relations) recommends adding 1-2% to the current rate to cover any rate increases by the Bank of Canada. Once the project is completed the municipality will be able to lock in the interest rate. The final amending by-law will use the interest rate from the financial institution which can provide the lowest rate.

* The example above demonstrates that a Interest Savings of \$582,844.08 can be achieved if the final interest rate is reduced by 2%.

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COST COMPARISON - RM SEWER vs PRIVATE HOLDING TANK

RM Sewer (Utility Bills)	
Quarterly Average Consumption (cubic meter)	35
Quarterly Average Utility Bill	\$ 199
Yearly Average Utility Bill	\$ 794
10 Year Operating costs	\$ 7,941
CAPITAL COST OF WASTEWATER SERVICES	
Cost of LID	\$ 19,819
Cost of private sewer connection	\$ 8,000
COW buy in*	\$ 2,450
Water Meter cost**	\$ 377
Total Capital Cost	\$ 30,645
After 10 years incl. operating costs	\$ 38,586
After 20 years incl. operating costs	\$ 46,528

Private Holding Tank	
Quarterly Average Consumption (cubic meter)	35
Quarterly Average Pumpouts	8
Cost Per Pump Out *	\$ 150
Average Quarterly Cost	\$ 1,167
Average Yearly Cost	\$ 4,667
10 Year Operating Costs	\$ 46,667
CAPITAL COST OF HOLDING TANK	
Cost of Tank Installation**	\$ 11,000
After 10 years incl. operating costs	\$ 57,667
After 20 years incl. operating costs	\$ 104,333

*2018 rate subject to change

**cost during the community wide meter program

*Prices range from \$140-\$160

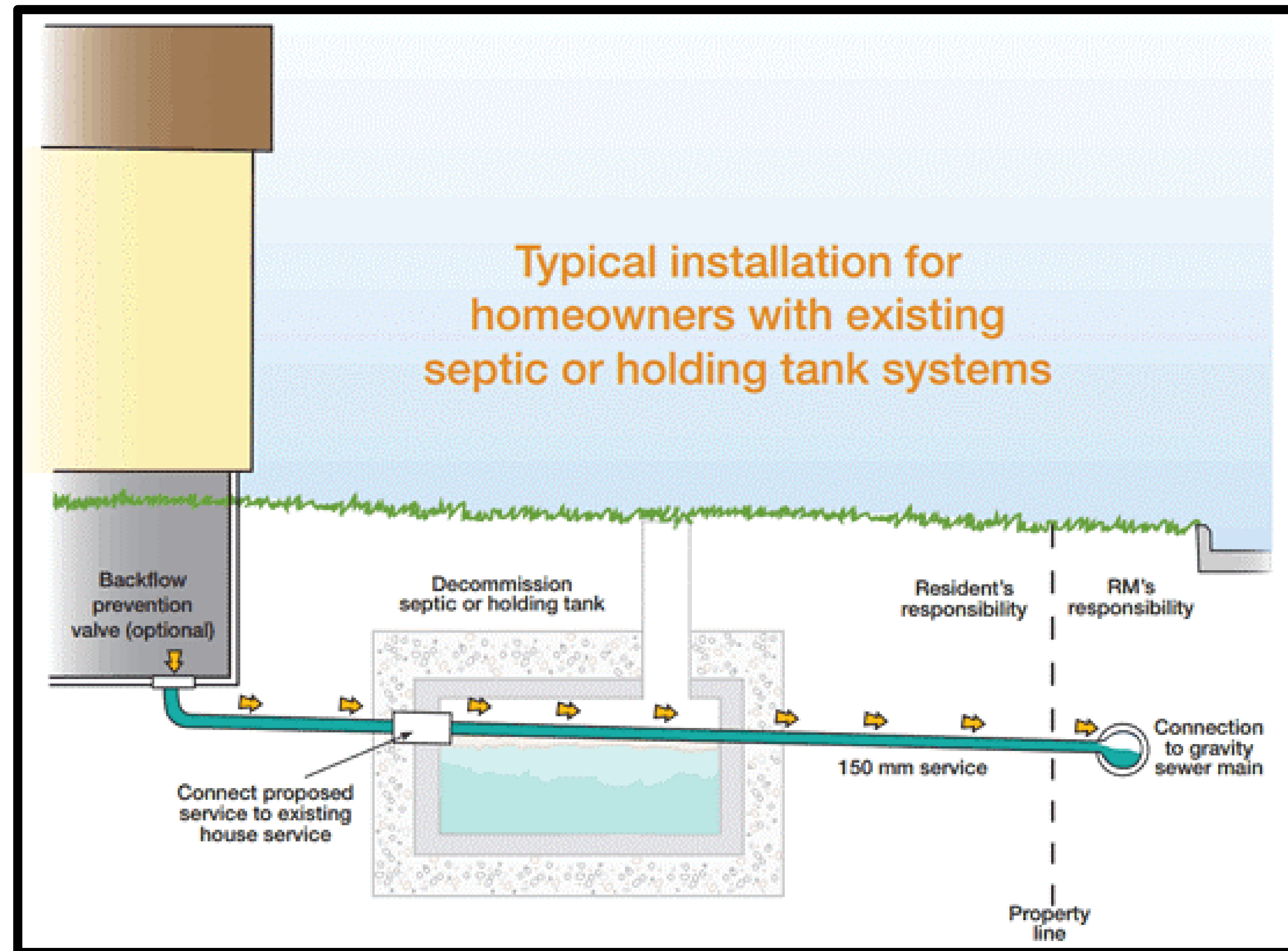
**Average cost \$11-15,000

Estimated current cost of meter installation \$ 600

All costs are estimated

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TYPICAL SEWER SERVICE CONNECTION



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PROJECT SCHEDULE

The estimated project schedule is outlined below.

- | | |
|--|----------------------------|
| <input type="checkbox"/> Public Open House | January 17, 2019 |
| <input type="checkbox"/> Public Borrowing By-law Hearing | February 11, 2019 |
| <input type="checkbox"/> Municipal Board Decision | April, 2019 |
| <input type="checkbox"/> Construction | June 1 to November 1, 2019 |
-
- ☐ If a Municipal Board Hearing is required, the project schedule would be extended by several months at a minimum.
 - ☐ If project doesn't proceed, grant funding will not be available in future years.