



wonderful
WEST ST. PAUL



Proposed LIP 2017-02

PUBLIC HEARING

BY-LAW NO. 2017-09

LOCAL IMPROVEMENT PLAN NO. 2017-02

Tuesday, July 11, 2017

6:30 p.m.

Municipal Hall



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.

Notice of Tender

The Manitoba Water Services Board

Sealed tenders, marked as follows will be received by the undersigned at The Manitoba Water Services Board, Imperial Square, 2010 Currie Blvd., Box 22080, Brandon, Manitoba, R7A 6Y9, up to 11:00 a.m. prevailing Brandon time on:

October 11, 2013

for the following works:

Supply and installation by trenchless methods of approximately 3,800 metres of wastewater sewer varying in size from 200mm to 1200mm diameter in the City of Winnipeg and the R.M. of West St. Paul on Main Street and local residential streets.

MARKED

M.W.S.B. No. 1124

R.M. of West St. Paul Trunk Sewer - Contract 1

Tenders will be publicly opened and read at the location, time and date specified above.

Each tender must be accompanied by a fully executed BID BOND on the form provided and in favor of the Minister of Finance for the amount shown on the Tender. Under NO CIRCUMSTANCES will a certified cheque be accepted in lieu of a Bid Bond.

Tender documents may be obtained on or after **September 23, 2013** at 2010 Currie Blvd., Box 22080, Brandon, Manitoba, R7A 6Y9, on the deposit of a CERTIFIED CHEQUE in the amount of \$50.00 on each Tender. Deposit will be refunded only on (1) the submission of a bona fide tender or (2) the return of the tender documents within seven (7) days after tender closing.

The lowest or any tender may not necessarily be accepted.

Canada

Manitoba







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



OWMS Program – Enhanced Inspection & Enforcement Program

Red River Corridor – West St. Paul Interim Report

The Enhanced Inspection Program commenced in the R.M. of West St. Paul on September 17, 2008 and concluded for the season on November 4, 2008.

Six streets were investigated which included: Rossmore Ave., Drury Ave., Maddock Ave., Brigham Street, a portion of Addis Ave., and a few properties along Main Street.

In total, 151 properties were inspected with data collected on 125 properties.

Warnings tickets were issued at 43 properties. Twenty eight (28) warnings were issued for discharging laundry water onto the ground; thirteen (13) warnings issued for malfunctioning septic fields and two (2) warnings issued to homeowners who were discharging greywater (laundry water) onto the ground and also had a malfunctioning septic field.

Thirty nine per cent (39%) of properties had either a leaking septic field or were discharging laundry water onto the ground.



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.
- ... Con't



- New subdivisions will be required to connect to the new sewer system and decommission existing septic fields
- Holding tanks will not be acceptable
- Cost of holding tank is approximately \$10,000 plus \$130 to \$170 per pump out

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>

Environment Act

Regulation 83/2003

A person who is serviced by a wastewater collection system but who has not connected his or her wastewater sources to the system, 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 (5) years from the day that this section came into force; or
- d) The transfer of or subdivision of the land.

Notice is hereby given that as per the legislation above, connection to the wastewater collection system will be required before **July 11, 2022**.



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





What's Next?

- Creating LIP#2017-02 which allows the municipality to charge only the taxpayers who will benefit from the local improvement provided.
- **By-Law No. 2017-09** 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. . . . Con't



- The design including the stubs was approved in the original plan of the main sewer line.
- At the time we didn't know which LID the stub connections would be included in.

Options for the RM

- Install the stubs at the time of construction which included the grant at a cost of \$5,740 per parcel
- Install stubs at a later date, not receive the grant and each parcel would pay approximately \$25,800

Main Street LID Installation Costs versus Contractor installation costs at a later date

- The rate payers have saved significant lower costs for the sewer stub installation at the time of the Main Street Trunk sewer construction.
- If a ratepayer were to hire a private contractor now, the cost would be higher due to no grant funding and higher construction costs.
- The cost difference of the LID versus hiring a contractor to install sewer services now has saved the ratepayers approximately \$20,060 for each sewer stub service.

Example 1 – Engineer Estimate

Stantec Class D Typical 150mm (6 inch) Sewer Service Cost from Main Trunk Sewer to Property Line

TYPICAL SEWER SERVICE COST - \$24,500

(AVERAGE TRUNK SEWER DEPTH IS 7 METRES)

- TRAFFIC CONTROL / HIGHWAYS APPROVAL = \$2,500
- DRILLED SHAFT = \$8,000
- CORED CONNECTION TO TRUNK SEWER = \$2,000
- SERVICE RISER = \$500
- 150 SEWER SERVICE (AVG. 26 METRES) = \$9,000
- SURFACE RESTORATION = \$2,500

Example 2 – actual quote

**Main Street
150mm(6inch)
Sewer Service
DARCO Quote
June 23,2017**

**\$25,800.00
(plus tax)**



DARCO ENTERPRISES LTD.
♦ CONCRETE PAVING ♦ SEWER & WATER CONTRACTORS ♦

1037 Dugald Road
Winnipeg, Manitoba
R2J 0G8

June 23, 2017

Main Street
West St Paul, MB

Attn: Dave Romanow

Re: 150mm Sewer Service for Lot North of MTS Building West Side Main Street

We are pleased to quote the above mentioned project as follows:

- Supply and install new 6" sewer service from new sewer main to property line west side Main Street
- Connect to existing 750m WWS

Includes:

- All materials
- All labour
- Restoration of excavations

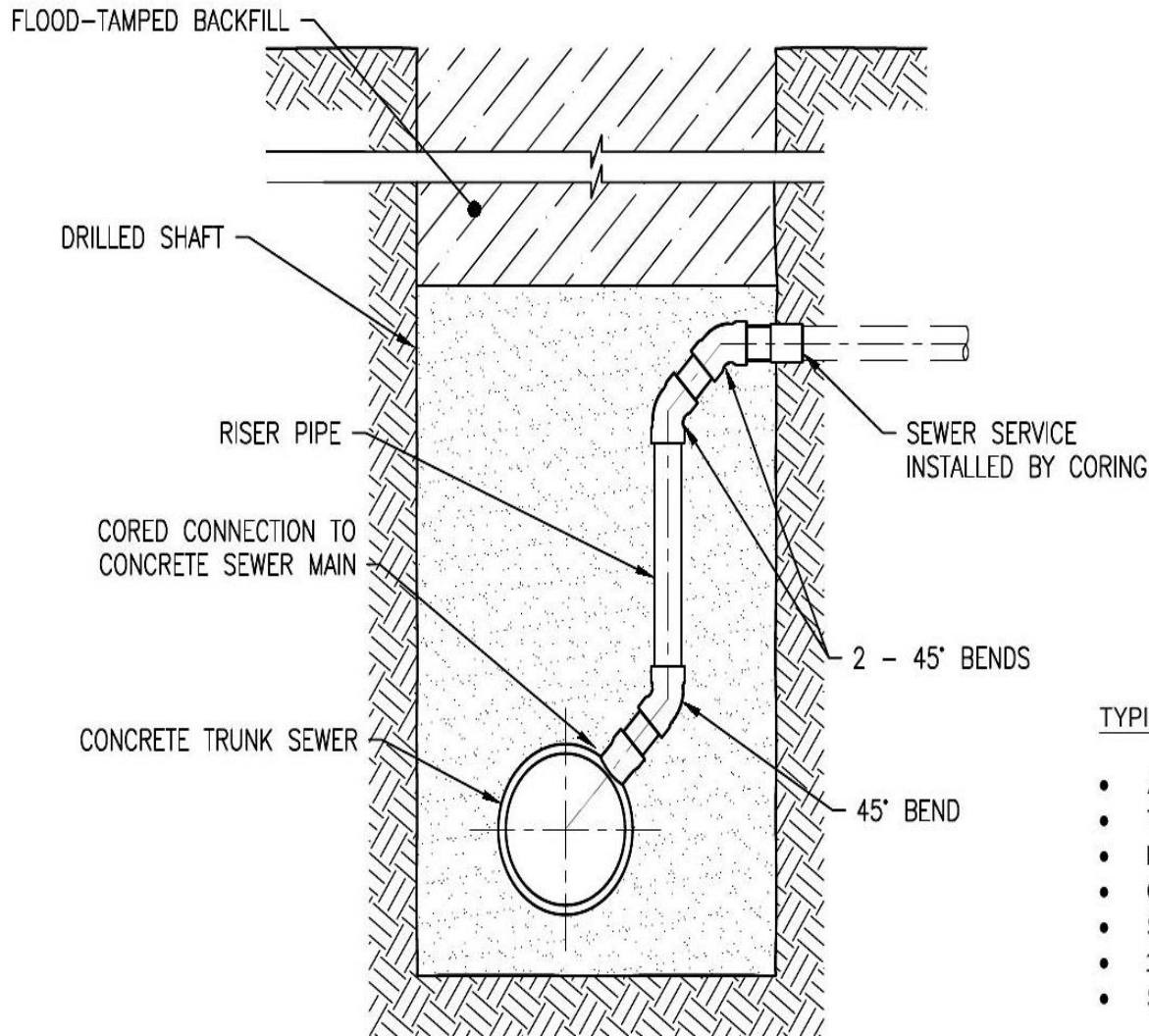
For the Sum of \$ 25,800.00 (GST Extra)

Notes:

- Permits, drawings and approvals by Others (if required)

Typical Sewer Service Detail

Main Street LID



Stantec Consulting Ltd.

Suite 500, 311 Portage Avenue

Winnipeg MB Canada R3B 2B9

Tel. 204.489.5900 Fax. 204.453.9012

www.stantec.com

TYPICAL SEWER SERVICE COST (\$24,500)

- AVERAGE TRUNK SEWER DEPTH IS 7 METRES
- TRAFFIC CONTROL / HIGHWAYS APPROVAL = \$2,500
- DRILLED SHAFT = \$8,000
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- SURFACE RESTORATION = \$2,500



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.



Local Improvement Plan

The proposed local improvement is for the financing of the sewer main stubs to allow for extension of wastewater services to 50 existing individual properties along Main Street.

MAP OF LIP #2017-02 MAIN STREET



MAP OF LIP #2017-02 MAIN STREET



MAP OF LIP #2017-02 MAIN STREET





Local Improvement Plan

Method of Calculating the Local Improvement

The Local Improvement project will be recovered by a local improvement tax based on a per parcel basis on each benefiting property.



Local Improvement Plan Costs

Sewer Main Stubs & Restoration	\$573,511
Funding – Manitoba Water Services Board (50%)	- <u>286,511</u>
Cost To Ratepayer	\$287,000



Local Improvement Plan

FINANCING

PROJECTED COST OF PROJECT	287,000
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TERM	20 YEARS
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INTEREST RATE ESTIMATED	4.625%
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ANNUAL PAYMENT	\$ 22,303.08
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***RATES ARE ESTIMATED**



Local Improvement Plan

RATE OF CALCULATING THE LOCAL IMPROVEMENT

Cash Option - \$5,740.00 per parcel

Finance Option - \$446.06 per parcel to be levied annually for 20 years



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 has completed a Sewer Rate Study which has established consumer rates. These rates are approved by The Public Utilities board.



LIP#2017-01

Additional Costs

Existing Residents Only

- City of Winnipeg Connection Fee \$1900*
- Water Meter installed only \$246.40
- Water Meter not installed \$246.40 plus installation (while quantities last)
- Private connection costs

*as per COW service sharing agreement (subject to change)

LIP#2017-01

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 along with quarterly utility bills will be invoiced by the RM.



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
- The wastewater collection system meets or exceeds the regulation
- Increases the value of your investment



QUESTIONS REGARDING BY-LAW NO. 2017-09 & LIP #2017-02

**Please remember, you must be
registered to speak**



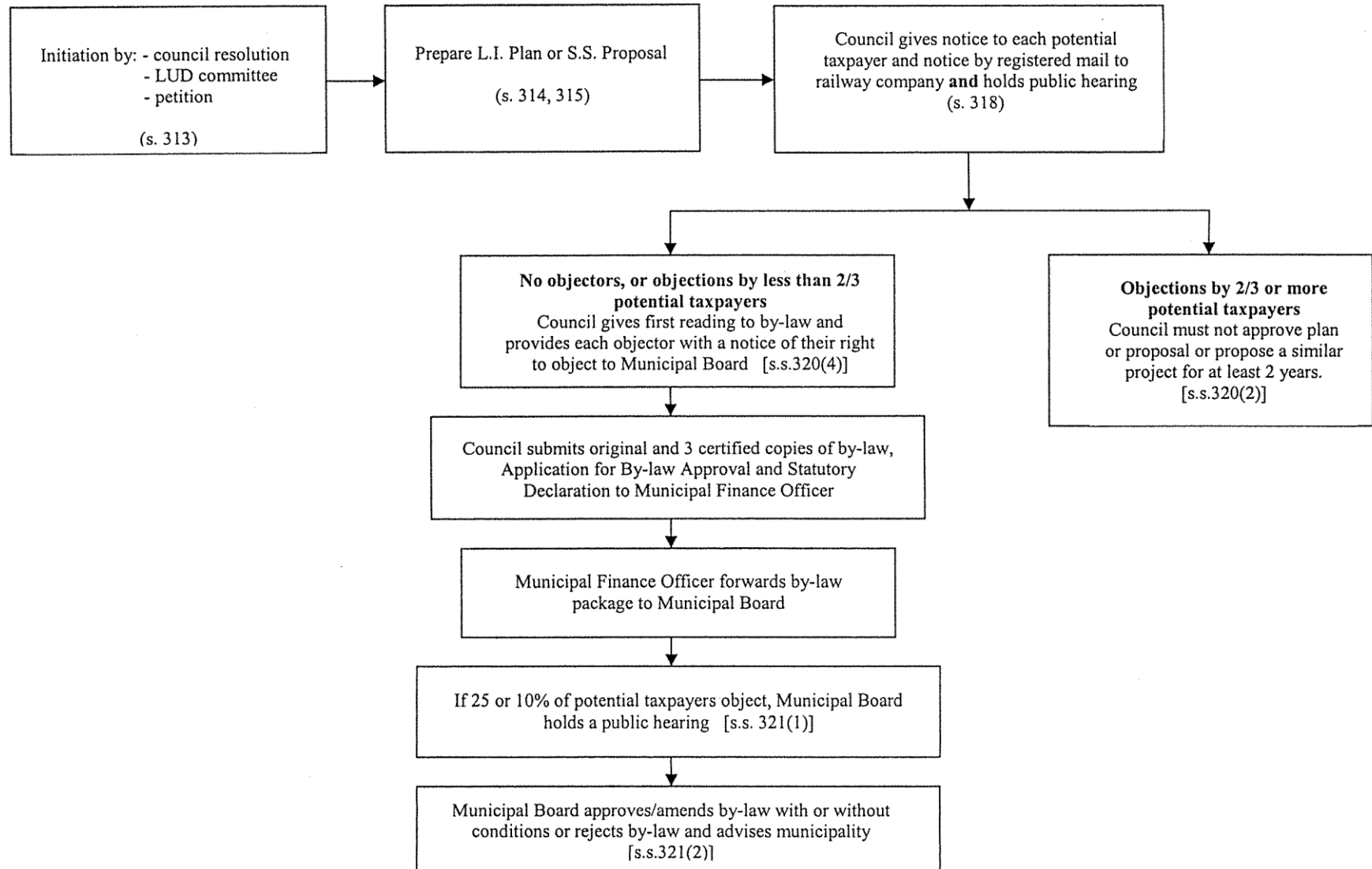
**Please remember to register if you
are in support or if you have an
objection to the By-Law with
Administration Staff tonight.**



SPECIAL MEETING OF COUNCIL TO FOLLOW TO GIVE FIRST READING TO BY-LAW NO. 2017-09

Appendix 1 – Process for Local Improvements or Special Services

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THANK YOU FOR ATTENDING



CONTACT INFORMATION

Wastewater System Project

wastewaterproject@weststpaul.com

204-338-0306

website: www.weststpaul.com

or

Manitoba Sustainable Development
Environmental Compliance & Enforcement

204-945-7072



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