



wonderful
WEST ST. PAUL



Proposed LID#2

PUBLIC HEARING

BY-LAW NO. 2013-17

LOCAL IMPROVEMENT PLAN NO. 2013-01

Monday, October 21st, 2013

6:00 p.m.

Sunova Centre



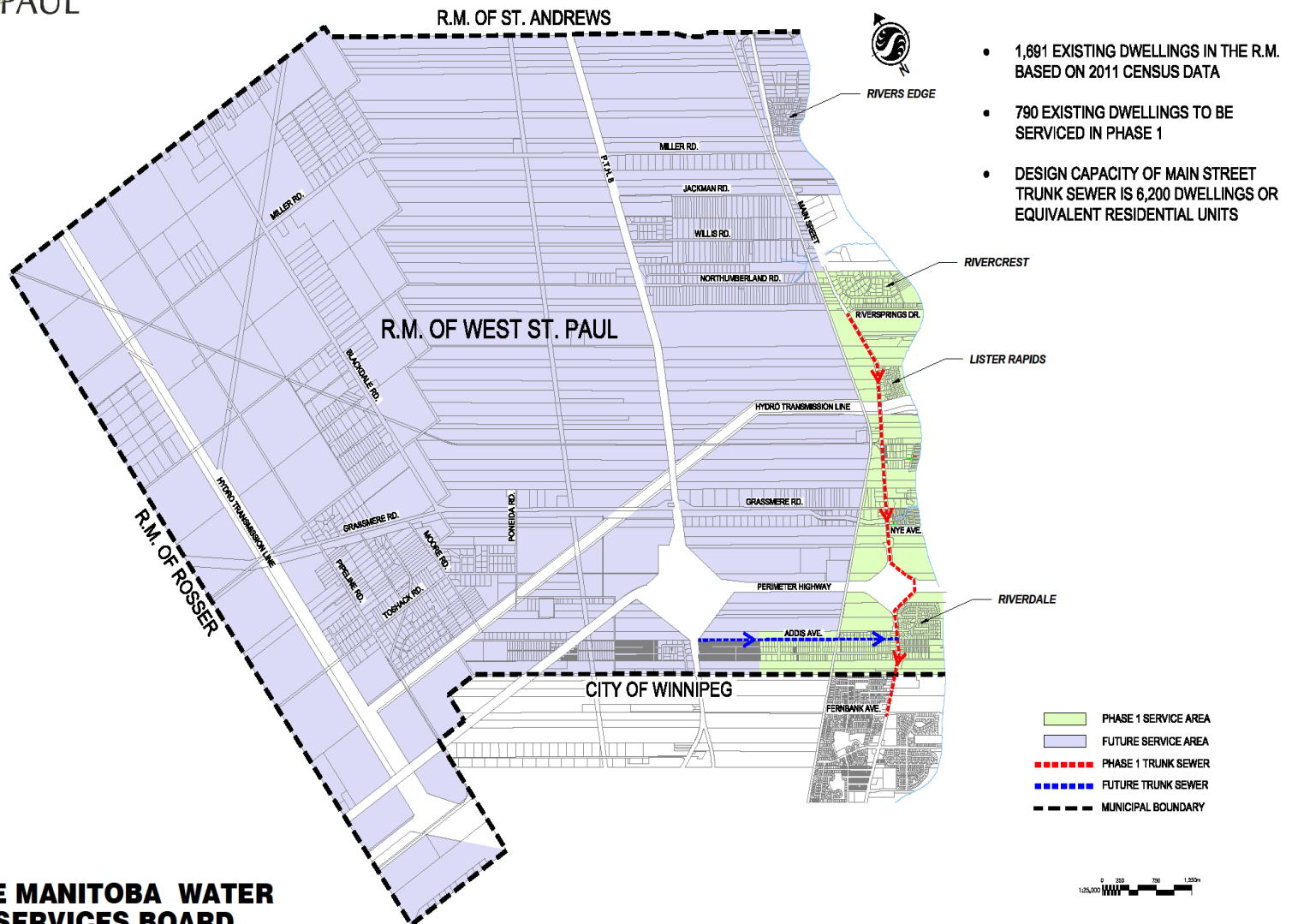
What has happened?

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.

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

TRUNK SEWER SERVICE AREA





-
- 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 Winnipeg
- St. Andrews St. Clements
West St. Paul East St. Paul
Subject Area



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 #2 which is the first 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. 2013-17 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 installation of a gravity wastewater sewer system including decommissioning the existing wastewater treatment plant.



Local Improvement Plan

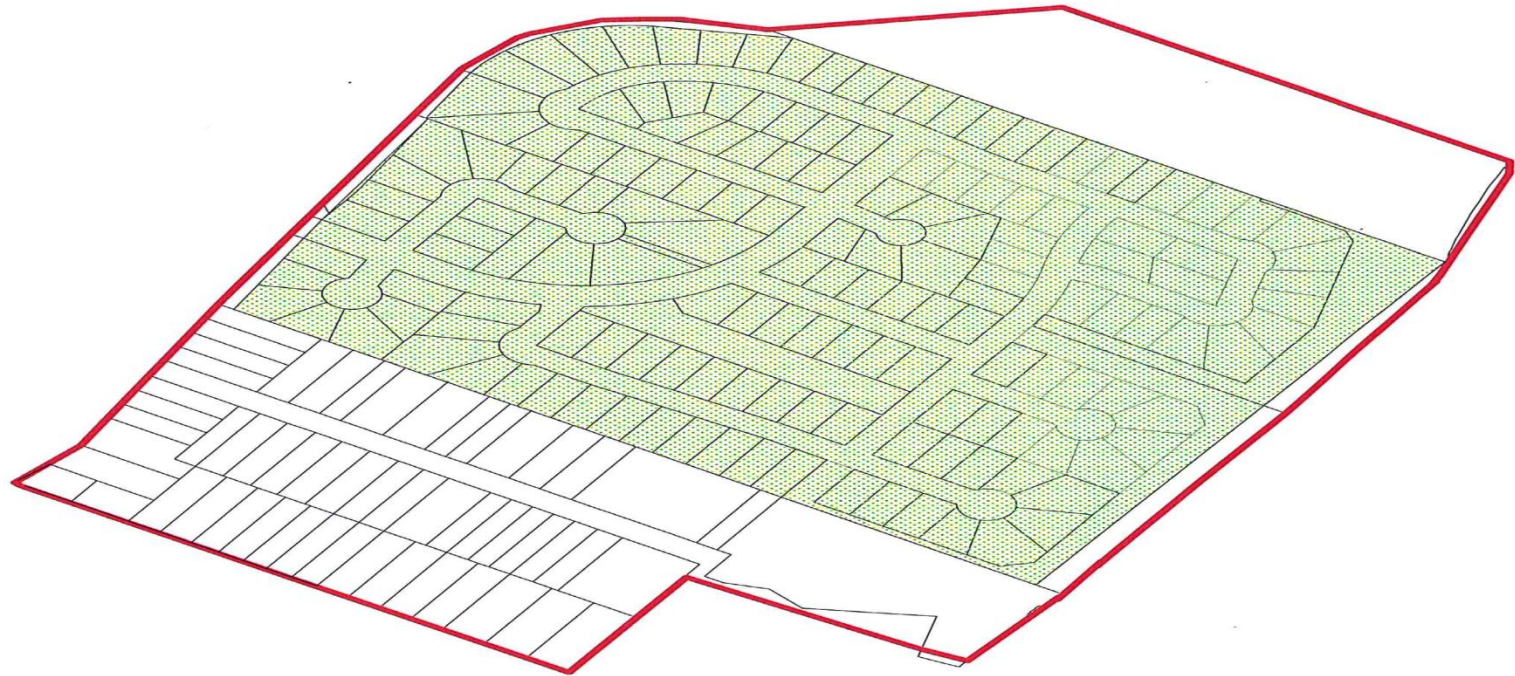
The existing LID#2 residents are currently supplied water by individual wells and sewer treatment is serviced by the RM of West St. Paul wastewater treatment plant.

Residents of Maddock, Main and the North side of Drury are currently supplied water by individual wells and sewer treatment is supplied by their personal holding tanks or septic fields.

MAP OF FUTURE LID #2 – RIVERDALE AND AREA

■ Current Riverdale Residents

□ New LID #2





Local Improvement Plan

FUTURE LID #2 – RIVERDALE AND AREA

The residents included in the future LID #2 consists of the following residents:

1. Current residents who live in the Riverdale Subdivision
2. All properties located on Maddock Avenue
3. All properties located on the North side of Drury Avenue
4. Properties on the East side of Main Street North from Drury Avenue to Riverglen Drive
5. Vacant property located immediately to the North of the Riverdale Subdivision



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 #2.



Local Improvement Plan

RATE OF CALCULATING THE LOCAL IMPROVEMENT

Per Parcel Rate

- Cash Option of \$2,456.85 per parcel
- Finance Option of \$190.92 per parcel to be levied annually for 20 years

Note: In applying the \$250,000 existing sewer reserve (un-audited) to the current LID#2 property owners their rates will be as follows:

- Cash Option of \$812.11 per parcel
- Finance Option of \$63.11 per parcel to be levied annually for 20 years

Frontage Rate – all Residents

- Cash option of \$30.66 per frontage foot
- Finance option of \$2.39 per frontage foot to be levied annually for 20 years



Local Improvement Plan

ESTIMATED COSTS	
Gravity Wastewater Sewer	\$ 1,083,060
Decommission Existing WWTP	100,000
Engineering & Contingency (25%)	<u>248,890</u>
	\$ 1,431,950
Funding – MWSB	<u>414,816</u>
Cost to Resident (rounded)	\$ 1,017,135



Local Improvement Plan

FINANCING	
PROJECTED COST OF PROJECT	\$ 1,017,135
TERM	20 YEARS
INTEREST RATE ESTIMATED	4.625%
ANNUAL PAYMENT	\$ 79,042.65
Current LID#2 Resident Reserve (un-audited)	\$ 250,000
*ALL AMOUNTS & RATES ARE ESTIMATED	



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 #2 - RIVERDALE

Levying of Project 50% Per Parcel Levy & 50% Per Frontage Foot		Finance Option	Cash Option
Total Number of Frontage Foot	16,608.09		
$\$1,017,135 / 16,608.09 \text{ feet} = \$61.32 \text{ per foot or } 50\% \text{ at } \30.66			
House with 75 foot frontage (example)			2,299.50
$\$79,042.65 / 16,608.09 \text{ feet} = \$4.76 \text{ per foot or } 50\% \text{ at } \2.39		179.25	
Total Number of Parcels of Land	207		
$\$1,017,135 / 207 = \$4,913.70 \text{ or } 50\% \text{ at } \$2,456.85$			<u>2,456.85</u>
$\$79,042.65 / 2 / 207 = \190.92		<u>190.92</u>	
TOTAL		\$ 370.17	\$ 4,756.35

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



LID #2 – RIVERDALE

Current Residents

- Current residents of Riverdale share a reserve in the amount of approximately \$250,000 (un-audited)
- This reserve will be shared equally between the current 152 Riverdale Residents (\$1645)
- The reserve will be used toward the funding of their respective costs for their portion of the project



LID #2 – RIVERDALE

Additional Costs

All Residents

- City of Winnipeg Connection Fee \$1900
- Water Meter \$600 (approx)

Maddock, Drury and Main Street Residents

- Private Service Connection Fee \$6,000 (approx)

(The RM may provide names of qualified contractors that provide this service)



LID #2 – RIVERDALE

Additional Costs

Additional Costs such as the private service connection fee, 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.



Sunova Credit Union

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



- 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**





EXISTING RIVERDALE PLANT

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

It will cost approximately \$3 MILLION Dollars to replace this plant.

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



Conceptual Opinion of Costs

Riverdale 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 truckhaul to NEWPCC
- No septage or LPS acceptable

Riverdale Replacement Costs

- Connected dwellings = 152
- Total plant replacement. Re-use newer section of the existing plant for storage/office etc. following decommissioning
- Estimated avg. day flow = 205 m³/d (estimated based on 152 dwellings at 3.2 people generating 300 lpcd and 40% infiltration)
- Assumed new lift-station as existing is in very poor condition
- Estimated Opinion of Capital Costs = \$3,100,000
- Estimated Cost Per Dwelling = **\$20,395**



City of Winnipeg Hook-Up Shared Services

- There are:
 - 207 parcels in proposed Local Improvement District
 - 152 of those parcels are in Riverdale
- Therefore Riverdale represents 74% of Local Improvement District.

- | | | |
|---|-------------------------------------|-----------------------------------|
| • | 74% of \$1,431,950 = \$1,059,643 | Total Costs |
| • | Less 74% of \$ 414,816 = \$ 306,964 | Funding (Manitoba Water Services) |

- Equals \$ 752,680

- | | | |
|---|---------------------------------------|----------|
| • | costs per parcel in Riverdale on avg. | \$ 4,919 |
| • | Add City of Winnipeg charge | \$ 1,900 |
| • | Water Meter Cost | \$ 600 |
| • | Estimated Cost per parcel | \$ 7,419 |



Building Canada Fund (BC)

- The Fund works by making investments in public infrastructure owned by provincial, territorial and municipal governments.
- Generally speaking, municipal projects are cost-shared on a one-third basis—the maximum federal share is limited to one-third, with matching contributions from the province and municipality.



Manitoba Water Services Board

We will receive 1/3 funding from the MWSB or
Approximately
\$ 414,816.67

**Note: No funding is available for existing
plants**



Benefits

One of the greatest benefits of this project is that it will not only raise land values in the short term, which benefits the community as a whole, but it will ensure a larger tax base into the future. The higher property values of our homes is significant, but so too is the larger tax base that allows us to put more money back into our community with things like recreational infrastructure and neighbourhood improvements.



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.
- On this point, there will be clear benefits to everyone. Your home will be worth more.
- Land values will go up, while health and environmental impacts will go down.



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 #1	October 13, 2013	Completed
Construction Contract #1 Awarded	Fall /Winter 2013	

- Phase 1 is currently planned to be tendered and constructed under three (3) separate construction contracts.
- The scope and timing of these contracts will be developed as the detailed design proceeds.
- The total duration of construction is currently estimated to be approximately 22 months.
- Building Canada Funding (\$8M) expires in September 2015.



QUESTIONS REGARDING BY-LAW NO. 2013-17

**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. 2013-17



The Manitoba
Water Services Board



THANK YOU FOR ATTENDING



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WEST ST. PAUL