



RURAL MUNICIPALITY OF WEST ST. PAUL

PUBLIC NOTICE

REGARDING LOCAL IMPROVEMENT PLAN BY-LAW NO. 2017-08 IN THE AREA KNOWN AS MIDDLECHURCH ON BALDERSTONE ROAD

PUBLIC NOTICE is hereby given pursuant to Section 318(1) of The Municipal Act that the Council of the Rural Municipality of West St. Paul has scheduled a public hearing at the Municipal Office located at 3550 Main Street, in the RM of West St. Paul on the 11th day of July, 2017 at 5:00 p.m. Council will hear any person who wishes to make representation, ask questions, or register an objection to the following Local Improvement Plan No. 2017-01:

Installation of a sewer service line including surface restoration.

The area proposed to be serviced includes the area known as Middlechurch on Balderstone Road. Please see map below.

The cost of the project is \$572,050.00. The council has secured funding from the Manitoba Water Services Board in the amount of \$178,950.00.

Council is proposing that the Municipal Costs of \$393,100 will be funded by borrowing. The terms are 20 years at an estimated interest rate of 4.625% with an annual payment of \$30,548.22. The annual payment is to be recovered by a local improvement tax based on the portioned assessment on each benefiting property.

A complete copy of Local Improvement Plan No. 2017-01 is attached.

A written objection may be filed with the Chief Administrative Officer of the Rural Municipality of West St. Paul, 3550 Main Street, West St. Paul, Manitoba, R4A 5A3 prior to the commencement of the hearing on July 11, 2017. At the hearing, Council will hear any potential taxpayer who wishes to make a presentation, ask questions or register an objection to the local improvement plan.

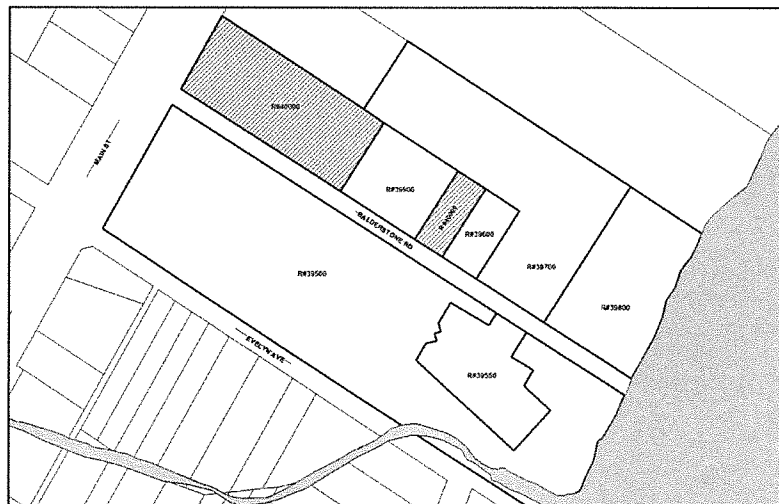
All objections, written or verbal, must be filed prior to the adjournment of the hearing and must include the name and address of the person filing the objection, identify the property in respect of which the objection is filed and state the grounds of their objection.

Additional copies of Local Improvement Plan No. 2017-01 are available at the municipal office at 3550 Main Street, West St. Paul, Manitoba and on the municipal website at: www.weststpaul.com.

Dated at the Rural Municipality of West St. Paul this 16th day of June A.D. 2017, and issued pursuant to Section 318 of *The Municipal Act*.

Brent T. Olynyk, MPA, ISM
Chief Administrative Officer
RM of West St. Paul

204-338-0306



RURAL MUNICIPALITY OF WEST ST. PAUL

BY-LAW NO. 2017-08

BEING A BY-LAW OF THE RURAL MUNICIPALITY OF WEST ST. PAUL TO AUTHORIZE THE EXPENDITURE AND BORROWING OF MONEY FOR INSTALLATION OF A SEWER SERVICE LINE, INCLUDING SURFACE RESTORATION AS A LOCAL IMPROVEMENT IN THE AREA KNOWN AS MIDDLECHURCH ON BALDERSTONE ROAD.

WHEREAS, Section 311 of *The Municipal Act*; S.M. 1996, C. 58, provides in part as follows:

If approved by by-law, a municipality may undertake, as a local improvement for the benefit of all or part of the municipality;

- a) the acquisition, development, upgrading or replacement of the following:
 - (i) sewage collection and treatment facilities;**

AND WHEREAS subsection 320(1) of *The Municipal Act* provides as follows:

Subject to subsections (2) to (6) and subsection 321(4), a council may by by-law

- (a) approve the local improvement or special service as set out in the plan or proposal; and*
- (b) authorize the municipality to impose taxes as set out in the plan or proposal;*

AND WHEREAS Section 172 of *The Municipal Act* provides in part as follows:

In this Division,
“Borrowing” means the borrowing of money, and includes

- (a) borrowing to pay for a local improvement under Division 4 (Local Improvement and Special Services) of Part 10,*
- (e) issuing debentures;*

AND WHEREAS the Council of the Rural Municipality of West St. Paul has prepared Local Improvement Plan No. 2017-01 providing for the spending, borrowing authority, and imposition of taxes for installation of a sewer service line including surface restoration as indicated in the attached Schedule “B” as a Local Improvement pursuant to part 10 of *The Municipal Act*;

AND WHEREAS, in order to complete such undertaking, it will be necessary for the Rural Municipality of West St. Paul to borrow the sum of Three Hundred and Ninety Three Thousand, One Hundred Dollars (\$393,100) as hereinafter provided, which is the amount of debt intended to be created by this by-law;

AND WHEREAS the consecutive annual amounts, including principal and interest, required to be raised each year for twenty (20) years, as hereinafter provided, for paying the principal and interest under this by-law are the amounts set out in Schedule "A" hereto;

AND WHEREAS the requirements as prescribed in Sections 318, 319, and 320 of *The Municipal Act* have been complied with;

AND WHEREAS the assessed value of the whole lands chargeable under this by-law according to the latest revised Assessment Roll is \$12,250,380;

AND WHEREAS the existing debenture debt of the Rural Municipality of West St. Paul is \$7,833,097.90 of which no portion of the principal or interest thereon is in arrears;

NOW THEREFORE the Council of the Rural Municipality of West St. Paul duly assembled, enacts as follows:

1. **THAT** pursuant to subsection 320(1) of *The Municipal Act* the Rural Municipality of West St. Paul adopt Local Improvement Plan No. 2017-01 attached hereto as Schedule "B".
2. **THAT** the Rural Municipality of West St. Paul may expend up to Five Hundred and Seventy Two Thousand, and Fifty Dollars (\$572,050) for the purpose of the installation of a sewer service line and surface restoration in the area known as Middlechurch as indicated in the attached Appendix "1" as a Local Improvement.
3. **THAT** for the aforesaid project, the municipality may borrow the said sum of Three Hundred and Ninety Three Thousand, One Hundred Dollars (\$393,100); such borrowing shall be issued by the Rural Municipality of West St. Paul in the Province of Manitoba, and shall be payable at the Sunova Credit Union in Teulon, Manitoba or in the City of Winnipeg, Canada at the holder's option, and shall be dated the 31st day of December A.D. 2017.
4. **THAT** the said borrowing shall bear interest at a rate estimated for the time being at 4.625% per annum, and subject in any event to the authorization of The Municipal Board at the time of sale, payable annually during their currency, and shall mature in accordance with the maturities set out in Schedules "A", hereto on the 31st day of December in each of the years 2018 to 2037, both inclusive.
5. **THAT** each of the said borrowing shall be signed by the Mayor of The Rural Municipality of West St. Paul, or by some other person authorized by by-law to sign the same, and by the Chief Administrative Officer of The Rural Municipality of West St. Paul.

6. **THAT** during the currency of the said borrowing; namely in each of the years 2018 to 2037, both inclusive, there shall be raised annually by special mill rate on all the benefiting properties located within the area known as Middlechurch and shown in Schedule "C" hereto attached, with an amount sufficient to provide the principal and interest requirement hereunder.

7. **THAT** pursuant to the provisions of The Municipal Act, pending the issue of the borrowing, the Council of The Rural Municipality of West St. Paul may agree with a bank or person for temporary advances from time to time to meet expenditures incurred for the purpose aforesaid, such advances in total not to exceed the sum of Three Hundred and Ninety Three Thousand, One Hundred Dollars (\$393,100).

DONE AND PASSED by the Council of The Rural Municipality of West St. Paul in regular session assembled this ____ day of _____ A.D. 2017.

RURAL MUNICIPALITY OF WEST ST. PAUL

Mayor

Chief Administrative Officer

Read a first time this ____ day of _____, A.D. 2017.

Read a second time this ____ day of _____, A.D. 2017.

Read a third time this ____ day of _____ A.D. 2017.

RM OF WEST ST. PAUL

SCHEDULE - A TO BYLAW 2017-08

Sewer Service Line & Surface Restoration - Balderstone

Local Improvement Debenture Issue

Term (Yrs):	20	Amount:	393,100.00
Date:	December 31, 2017	Rate (%):	4.6250
Payable:	December 31, 2018-2037	Annual Payment:	30,548.22
# of Days	365	Adjusted First Year's Payment:	30,548.22
		Adjusted Last Year's Payment:	30,548.49

MATURITY SCHEDULE

Year	Interest	Principal	Balance
2018	18,180.88	12,367.34	380,732.66
2019	17,608.89	12,939.33	367,793.33
2020	17,010.44	13,537.78	354,255.55
2021	16,384.32	14,163.90	340,091.65
2022	15,729.24	14,818.98	325,272.67
2023	15,043.86	15,504.36	309,768.31
2024	14,326.78	16,221.44	293,546.87
2025	13,576.54	16,971.68	276,575.19
2026	12,791.60	17,756.62	258,818.57
2027	11,970.36	18,577.84	240,240.73
2028	11,111.13	19,437.07	220,803.66
2029	10,212.17	20,336.03	200,467.63
2030	9,271.63	21,276.57	179,191.06
2031	8,287.59	22,260.61	156,930.45
2032	7,258.03	23,290.17	133,640.28
2033	6,180.86	24,367.34	109,272.94
2034	5,053.87	25,494.33	83,778.61
2035	3,874.76	26,673.44	57,105.17
2036	2,641.11	27,907.09	29,198.08
2037	1,350.41	29,198.08	0.00

TOTALS	217,864.47	393,100.00	610,964.47
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16-Jun-17

RURAL MUNICIPALITY OF WEST ST. PAUL

**LOCAL IMPROVEMENT PLAN NO. 2017-01
SCHEDULE "B" TO BY-LAW NO. 2017-08**

**INSTALLATION OF SEWER LINE AND SEWER SERVICE INCLUDING ASPHALT
RESTORATION**

(Pursuant to subsection 315(1) of *The Municipal Act*)

A. DESCRIPTION OF THE PROPOSED LOCAL IMPROVEMENT

The Local Improvement proposed herein involves the provision of authority to borrow funds for the installation of a sewer service line, including asphalt surface restoration on Balderstone Road in the area known as Middlechurch.

The project has been initiated by the Council of the RM of West St. Paul to provide a cost-effective means of treating wastewater while protecting the health of the community located within the Manitoba Conservation Red River Corridor Designated Area that was established in 2009 by Provincial Regulation.

In 2013 Council of the RM of West St. Paul passed By-Law 2013-05 wherein it provided for the construction of a main trunk line and lateral service lines along Main Street for a Wastewater System within the municipality with an estimated cost of \$16,000,000.00. Funding was received from the Canada-Manitoba Building Canada Fund – Communities Component (BCF-CC) program in the amount of \$8,000,000.00 and from the Manitoba Water Services Board in the amount of \$2,000,000.00.

Local Improvement Plans for local servicing of properties have also been approved in the areas known as Riverdale, Lister Rapids, River Springs and Rivercrest.

The Onsite Wastewater Management System Regulation of The Environment Act of Manitoba states in part as follows:

"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 systems; 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 five years from the day that the wastewater collection system was installed; or
 - d. the transfer or subdivision of the land."

All work on private property and the connection cost to the City of Winnipeg will be paid directly by the property owner at the time of connection.

B. LOCAL IMPROVEMENT DISTRICT WHICH THE LOCAL IMPROVEMENT TAX WILL BE IMPOSED

The Local Improvement Tax required under this proposal will be levied on

- all benefiting properties in Local Improvement Plan 2017-01 as identified on the attached Schedule “C”.

C. IDENTIFICATION OF POTENTIAL TAXPAYERS UNDER THE PLAN

The potential taxpayers will be the property owners of all taxable, grant-in-lieu and otherwise exempt properties in the municipality that are located in the area described in Schedule “C”.

D. METHOD AND RATE OF CALCULATING THE LOCAL IMPROVEMENT TAX

The local improvement tax to be levied under this proposal will be based on a special mill rate on the portioned assessment of each parcel on all the benefiting properties that are located within the area known as Middlechurch and described in Schedule “C” hereto attached, with an amount sufficient to provide the principal and interest requirement hereunder.

Based on the 2017 Assessment Roll (\$30,548.22 / 12,346,520) an estimated mill rate of 2.474 mills will be required. Calculated on a property valued at \$200,000 (portion valued of \$90,000) a \$222.68 local improvement tax will be levied annually for 20 years.

It shall also be a requirement that all benefiting property owners within the Local Improvement Plan 2017-01 connect to the proposed wastewater sewer system.

E. Estimated Cost of Local Improvement / Sources of Funding

Total cost of the project is \$572,050.

Sewer Installation	428,832
Asphalt Restoration	36,718
RM Costs	56,500
Engineering & Contingency (25%)	50,000
Total Project	572,050
Funding-Manitoba Water Services Board	-178,950
Cost to Ratepayers	393,100

F. Particulars of Borrowing

Amount:	\$393,100
Term:	20 years
Interest:	Estimated at 4.625%
Annual Payment:	\$30,548.22

G. Annual Operating and Maintenance Cost of the Proposed Local Improvement

The annual operation and maintenance costs associated with the local improvement proposed herein will be recovered in the annual operating budget of the utility. The Municipality has completed a "Water and Sewer Rate Study" to establish consumer rates. These rates were approved by The Public Utilities Board.

Dated at the RM of West St. Paul this ____ day of _____, 2017.

RURAL MUNICIPALITY OF WEST ST. PAUL

SCHEDULE "C" TO BY-LAW NO. 2017-08
INSTALLATION OF SEWER SERVICE LINE AND SURFACE RESTORATION
LOCAL IMPROVEMENT PLAN – (LID #) NO. 2017-01
Pursuant to Section 315 of the Municipal Act

Finance cost of \$30,548.22 per annum raised annually by special mill rate on assessment of each parcel on the benefitting properties for the years 2018 to 2037, both inclusive.

On the following properties:

39500
39550
39600
39700
39800
39900

RURAL MUNICIPALITY OF WEST ST. PAUL

BY-LAW NO. 2017-08

LOCAL IMPROVEMENT PLAN #2017-01

APPENDIX "1"

