



Wastewater Sewer **UPDATE** >>>

COMMUNITY BULLETIN

November 14, 2013

Dear West St. Paul Residents and Stakeholders:

Our sincere thanks to all those who took time to attend the Public Hearing regarding Local Improvement Plan No. 2013-01 held on October 21. We appreciate the opportunity to listen to your questions, concerns and to share the progress that has been made in bringing this important infrastructure to West St. Paul.

The Public Hearing was well attended. Seventy-nine (79) people in attendance registered to speak. Following the presentation by Mayor Henley, eighteen (18) people addressed the Chair with comments and questions.

Of the 207 properties in the proposed Local Improvement District, the Municipality received three (3) formal objections to the Local Improvement Plan 2013-01.

What is a Local Improvement District (LID)?

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

The proposed local improvement is for the installation of a gravity wastewater sewer system including decommissioning of an existing wastewater treatment plant, installation of manholes, sewer service pipes, risers and tee, connection to an existing sewer and pavement restoration.

The area proposed to be serviced includes the area known as the Riverdale subdivision and includes all properties on Maddock Avenue, properties on the North Side of Drury Avenue, properties on the East side of Main Street North from Drury Avenue to River Glen Drive, and the property located adjacent to the Riverdale subdivision immediately to the North.



The estimated cost of the project is \$1,431,950.00. Council has secured funding from the Manitoba Water Services Board in the amount of \$414,816.67.

Council is proposing that the Municipal Costs of \$1,017,135 will be funded by borrowing. The terms are 20 years at an estimated interest rate of 4.625% with the annual payment of \$79,042.65. The annual payment is to be recovered by a local improvement tax based 50% on an amount per parcel of land and a 50% per frontage foot.

Residents will be able to choose to make either a cash payment to pay for the local improvement or levy the finance amount on the tax bill annually for 20 years.

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.

Copies of the proposed By-Law 2013-17, Local Improvement Plan 2013-01 and the presentation shown at the hearing can be [viewed on our website](#), or downloaded here:

- [By-Law 2013-17 and Local Improvement Plan 2013-01](#)
- [Local Improvement Plan Presentation](#)

Next Steps

Following the Public Hearing, a Special Meeting was held to give First Reading to By-Law 2013-17, which authorizes the expenditure and borrowing of money for the Local Improvement District.

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
Public Borrowing By-Law Hearing (LID#2)	October 21, 2013	Completed
Construction Tender #2	November 1, 2013	Completed
Construction Contract #1 Awarded	Fall / <u>Winter</u> 2013	In Progress
Construction Contract #2 Awarded	Fall / <u>Winter</u> 2013	In Progress

- Phase 1 is currently planned to be tendered and constructed in 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.

The next area to be part of the LID process will be the residents in the Lister Rapids area. Stay tuned for further updates!

Questions?

If you have a question about this update or the wastewater system project in general, you may wish to review the [Frequently Asked Questions](#) document posted on the Wastewater System Project page of our website. This document is updated as project work moves forward.

If your question has not been addressed in the FAQ document, please send an email to: wastewaterproject@weststpaul.com to ensure a timely response.

Thank you again for your interest in an important project that will enhance the long-term health and growth of our community.

Our project partners:

