



wonderful
WEST ST. PAUL



Proposed LID #4

PUBLIC HEARING

BY-LAW NO. 2015-08

LOCAL IMPROVEMENT PLAN NO. 2015-02

Wednesday, April 8, 2015

6:00 p.m.

Sunova Centre



What has happened?

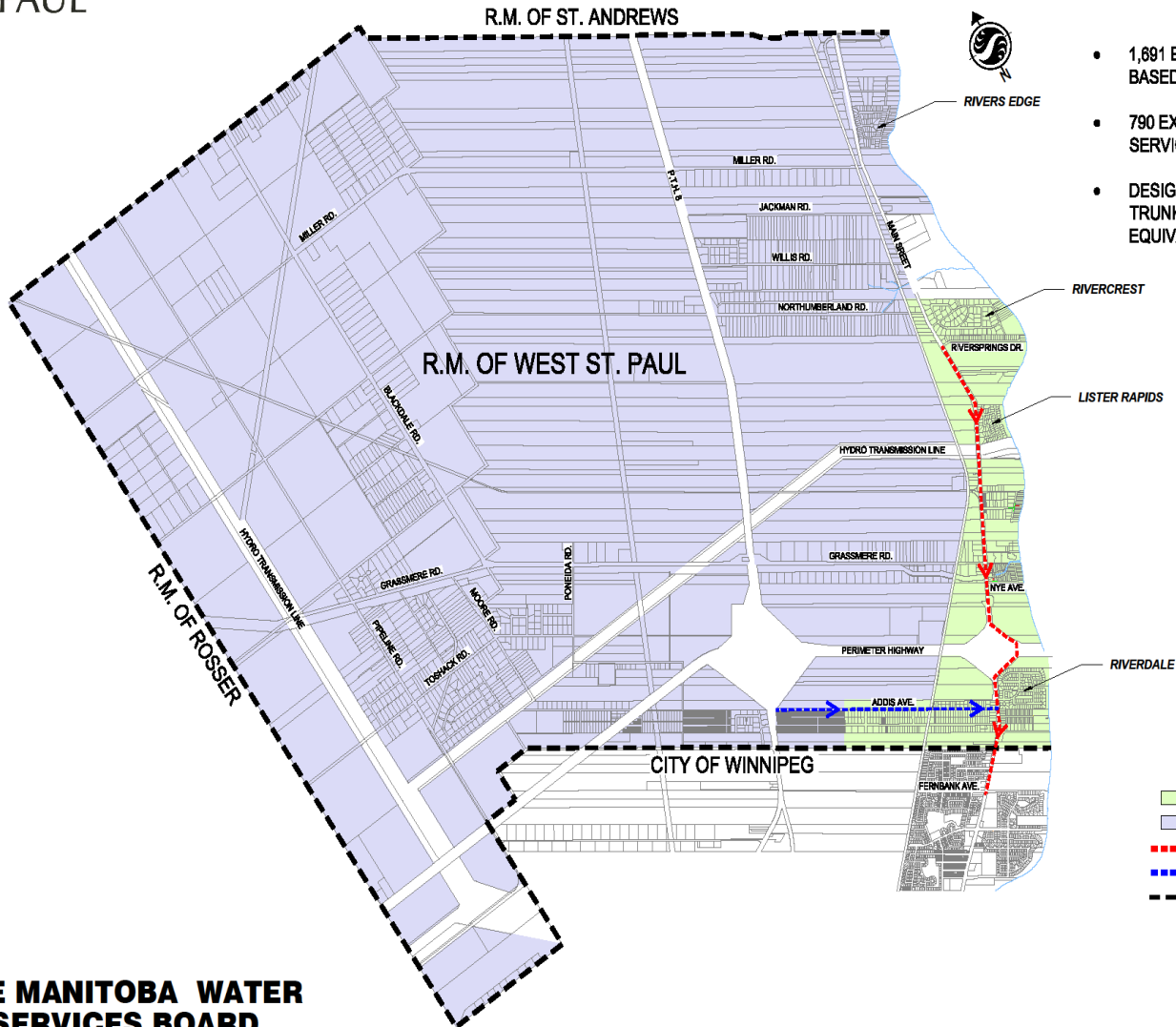
Borrowing By-Law No. 2013-05 in the amount of \$4,500,000 for the new regional wastewater collection system to service the R.M. of West St. Paul was approved on June 13, 2013.

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



- 1,691 EXISTING DWELLINGS IN THE R.M. BASED ON 2011 CENSUS DATA
- 790 EXISTING DWELLINGS TO BE SERVICED IN PHASE 1
- DESIGN CAPACITY OF MAIN STREET TRUNK SEWER IS 6,200 DWELLINGS OR EQUIVALENT RESIDENTIAL UNITS

- PHASE 1 SERVICE AREA
- FUTURE SERVICE AREA
- PHASE 1 TRUNK SEWER
- FUTURE TRUNK SEWER
- MUNICIPAL BOUNDARY



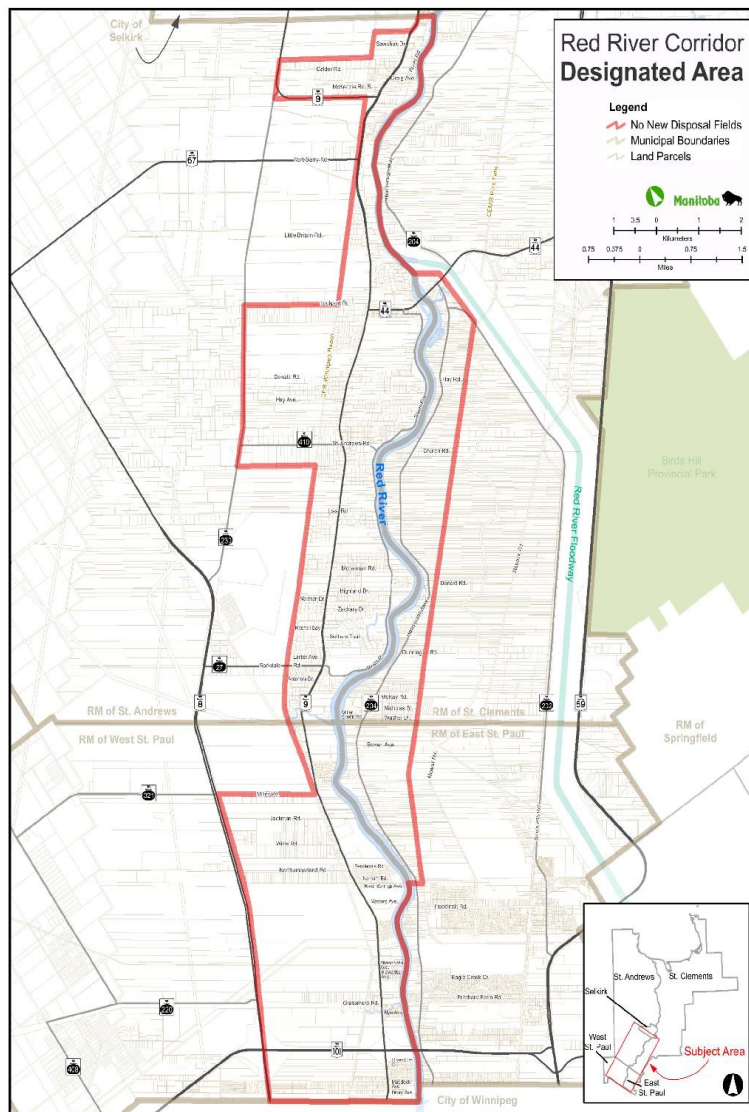
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R.M. OF WEST ST. PAUL WASTEWATER SEWER PROJECT

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.
- Detailed information on the Regulations is available from Manitoba Conservation (www.gov.mb.ca/conservation/envprograms/wastewater/index.htm)





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.



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 #4 which is the third 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. 2015-08 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 replacement of existing wastewater treatment plants with a wastewater lift station and forcemain, including surface restoration and decommissioning the existing wastewater treatment plants.



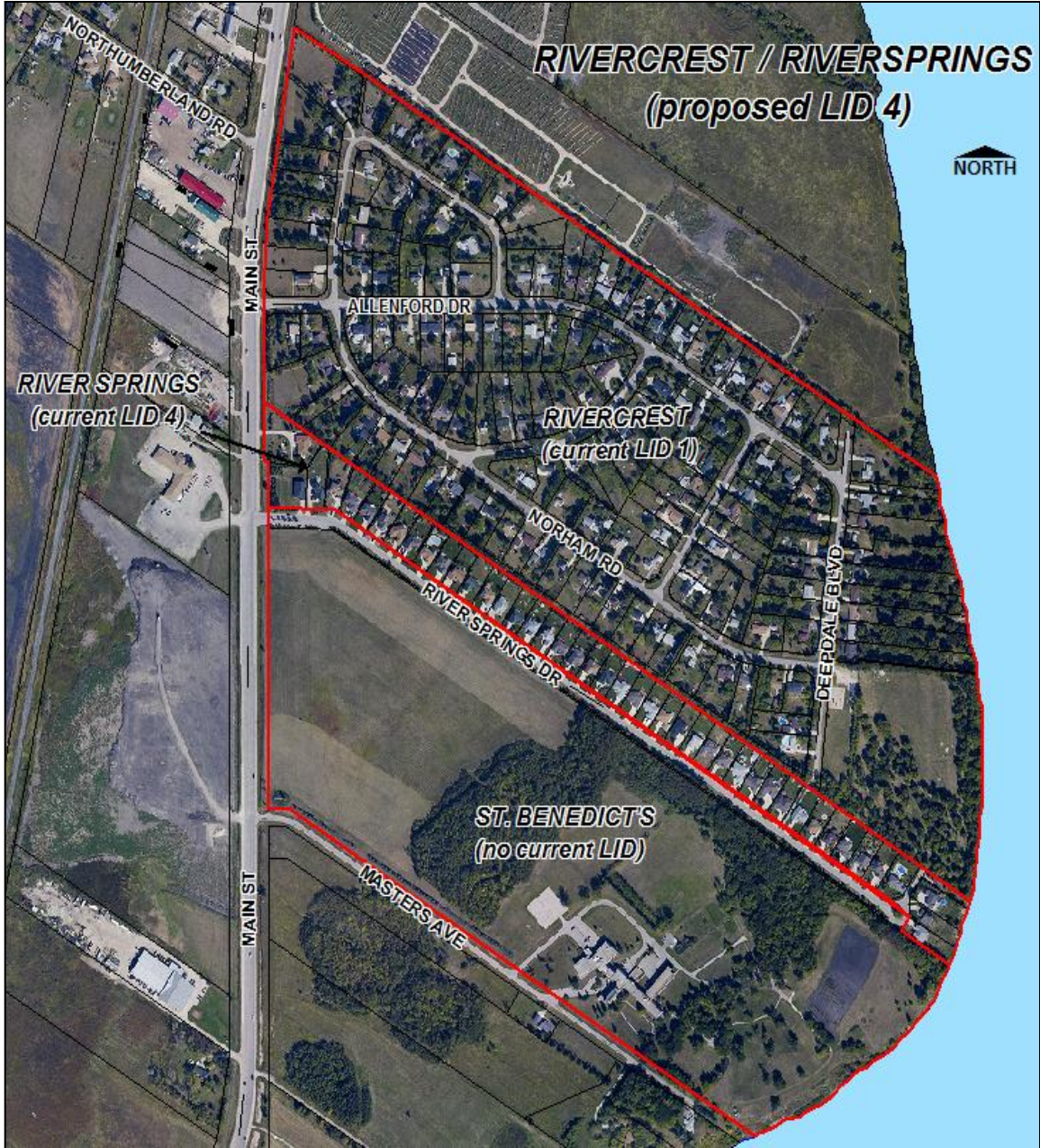
Local Improvement Plan

There are a total of 143 parcels in the existing LID #1. 64 residents are currently supplied water by the RM's water plant. The remaining 78 residents are supplied water by individual wells. Sewer treatment for 142 residents is serviced by the RM of West St. Paul wastewater treatment plant. One property is land only. There are two properties that are not included in the current LID but are in the area.

The existing LID #4 residents are currently supplied water by individual wells and sewer treatment is serviced by the RM of West St. Paul wastewater treatment plant.

The property to the south of River Springs known as Roll Number 54700 is serviced by its own wastewater treatment plant.

MAP OF FUTURE LID #4 – RIVERCREST & RIVERSPRINTS





Local Improvement Plan

FUTURE LID #4 – Rivercrest & River Springs

The residents included in the future LID #4 consists of the following residents:

1. Current residents who live in the Rivercrest Subdivision
2. Current residents who live in the River Springs Subdivision
3. The property located to the South known as Roll #54700 (St. Benedict's)

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 #4.

- This method was used for Riverdale LID#2 and accepted by 206 out of 207 properties as the fairest method.
- This method was proposed for the 69 properties of Lister Rapids LID#3



Local Improvement Plan

ESTIMATED COSTS	
Gravity Wastewater Sewer, Lift Station, RM costs and forcemain	1,505,001
Decommission Existing WWTP	200,000
Engineering & Contingency (25%)	<u>407,000</u>
Total Project Cost	\$ 2,112,001
Funding – MWSB	<u>828,832</u>
Cost to Resident (rounded)	\$ 1,284,000



Local Improvement Plan

FINANCING	
PROJECTED COST OF PROJECT	\$1,284,000
TERM	20 YEARS
INTEREST RATE ESTIMATED	4.625%
ANNUAL PAYMENT	\$ 99,781.01
*ALL AMOUNTS & RATES ARE ESTIMATED	



Local Improvement Plan

RATE OF CALCULATING THE LOCAL IMPROVEMENT

Per Parcel Rate

- Cash Option of \$3,378.95 per parcel
- Finance Option of \$262.58 per parcel to be levied annually for 20 years

Frontage Rate

- Cash option of \$31.41 per frontage foot
- Finance option of \$2.44 per frontage foot to be levied annually for 20 years



LID #4 – Rivercrest & River Springs



Levying of Project 50% Per Parcel Levy & 50% Per Frontage Foot		Finance Option	Cash Option
Total Number of Frontage Foot	20438.93		
Total Cost of Project \$2,112,001 - Funding By MWSB \$828,832 Projected Cost \$1,284,000 to be funded by residents of LID #4			
$\$1,284,000 / 20438.93 \text{ feet} = \$62.82 \text{ per foot or } 50\% \text{ at } \31.41			
House with 75 foot frontage (example)			2,355.75
$\$99,781.01 / 20438.93 \text{ feet} = \$4.88 \text{ per foot or } 50\% \text{ at } \2.44		183.00	
Total Number of Parcels of Land			
		190	
$\$1,284,000 / 190 = \$6,757.89 \text{ or } 50\% \text{ at } \$3,378.95$			<u>3,378.95</u>
$\$99,781.01 / 190 = \$525.16 \text{ or } 50\% \text{ at } \262.58		<u>262.58</u>	
TOTAL		\$ 445.58	\$ 5,734.70

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

Reserve Balances - Unaudited

River Springs

$\$59,520.26/44 = \$1,352.73$ per dwelling

Rivercrest

$\$1,352.73 \times 142 = \$192,087.66$ (from reserve funds)

$\$433,236.56 - \$192,087.66 = \$241,148.90$ (balance in reserve after contribution)

$\$241,148.90/142 = \$1,698.23$ per dwelling (to be applied to each residents cost)



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 #4



RIVERCREST & RIVER SPRINGS

Additional Costs

- City of Winnipeg Connection Fee \$1900
- Meter \$600 (approx.)
- Total \$2500

Newly developed lots outside of the local improvement district will be charged the following:

- \$2500 per lot levy
- \$3000 City of Winnipeg Buy-In Charge
- \$1900 City of Winnipeg Connection Fee
- Meter \$600
- Total \$8000



LID #4

RIVERCREST & RIVER SPRINGS

Additional Costs

Additional Costs such as the 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 will be invoiced by the RM.



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.

**Please contact the following Sunova
Credit Union Associates at 204-790-6910**

Sukhdeep Brar, Olivia Dyoco or

Tianna Jones



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

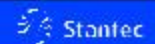
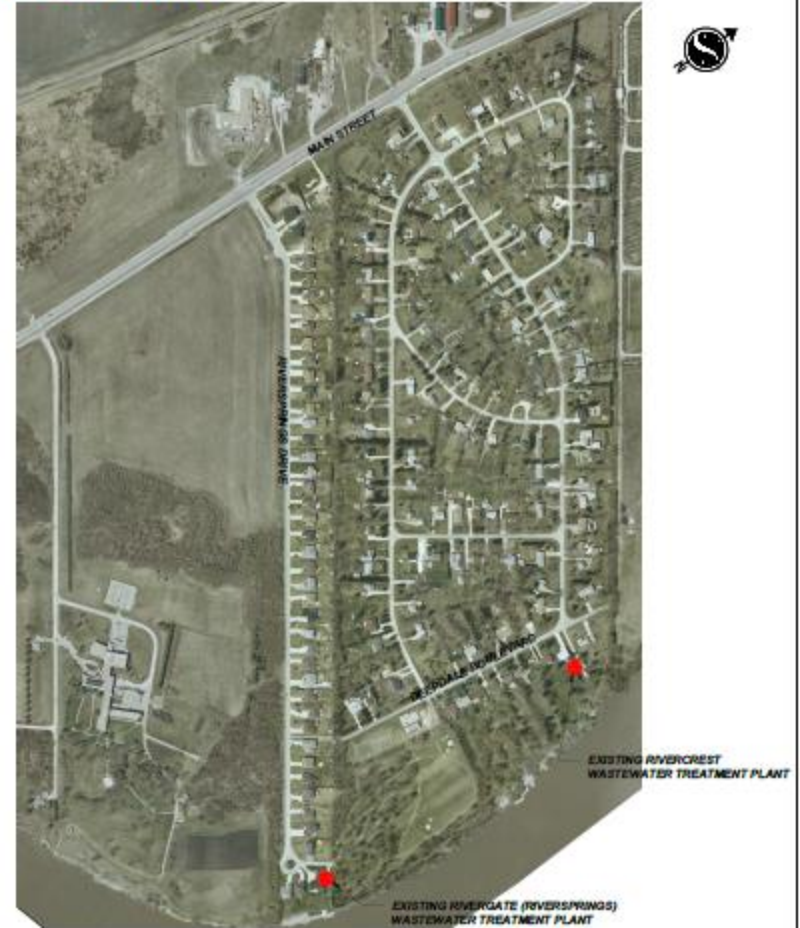
EXISTING RIVERGATE (RIVERSPRINGS) & RIVERCREST WASTEWATER TREATMENT PLANTS

Wastewater treatment for the Rivergate (Riversprings) subdivision is currently provided by a Municipal wastewater treatment plant which was constructed in 1993 and serves 44 dwellings.

Wastewater treatment for the Rivercrest subdivision is currently provided by a Municipal wastewater treatment plant which was constructed in 1946; upgraded in 1979, and serves 142 dwellings.

These facilities do not provide the level of wastewater treatment required by current standards and regulations.

The estimated replacement costs of these facilities are \$0.9M for Rivergate (Riversprings) and \$2.5M for Rivercrest.





EXISTING RIVERCREST & RIVER SPRINGS PLANT

The plants are in poor condition and do not meet current standards and regulations.

It will cost approximately \$2.5 million to replace the Rivercrest plant and \$0.9 million to replace the River Springs Plant (2013)

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



Conceptual Opinion of Costs

RIVERCREST & RIVER SPRINGS 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 truck haul to NEWPCC
- No septage or LPS acceptable



RIVERCREST Replacement Costs

- Connected dwellings = 142
- 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 142 dwellings at 3.2 people generating 300 lpcd and 40% infiltration)
- Lift-station is at the end of its life cycle
- Estimated Opinion of Capital Costs = \$2,500,000
- Estimated Cost Per Dwelling = **\$17,605.63**



RIVER SPRINGS Replacement Costs

- Connected dwellings = 44
- 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 44 dwellings at 3.2 people generating 300 lpcd and 40% infiltration)
- Lift-station is at the end of its life cycle
- Estimated Opinion of Capital Costs = \$900,000
- Estimated Cost Per Dwelling = **\$20,454.55**



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

RIVERSPRINGS & RIVERCREST LOCAL SERVICING





Manitoba Water Services Board

We will receive 39% funding from the MWSB or
Approximately
\$ 828,832.13

**Note: Provincial Policy indicates that no
funding is available for existing plants**



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



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	October 13, 2013	Completed
Construction Contract Awarded	Fall /Winter 2013	Completed
Wastewater Sewer Operational	Fall 2015	

- Building Canada Funding (\$8M) expires in September 2015.



QUESTIONS REGARDING BY-LAW NO. 2015-08

**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. 2015-08



THANK YOU FOR ATTENDING



CONTACT INFORMATION

Wastewater System Project

wastewaterproject@weststpaul.com

204-338-0306

website: www.weststpaul.com



wonderful
WEST ST. PAUL