



West St. Paul Wastewater Project Community Update Fall 2014

Message from the Mayor and Council

It's hard to believe the summer months are already over and the kids are back at school. We hope your summer was safe and relaxing and that you had an opportunity to enjoy the great outdoor spaces our municipality has to offer.

For the RM, the summer was a time to move forward on important municipal priorities, including the new regional wastewater collection system coming to our community. As a fast-growing municipality, the new wastewater project is essential to the future health and prosperity of West St. Paul, and we thank families and businesses for the interest and feedback provided to us on this important initiative. Major public infrastructure projects are challenging in any community, and we remain committed to moving forward with the sewer project in a manner that best reflects public expectations and that will best meet long-term needs.

We are pleased to report that the wastewater project continues to proceed on schedule and on budget. Installation of the Main Street trunk sewer began in late May and will continue through September 2015. Construction is currently underway within the City of Winnipeg, while construction on Main Street at Balderstone Road is scheduled to begin later this year.

This wastewater project will deliver both immediate and future benefits to West St. Paul. Once the project is complete, homes in our community will be worth more. Land values will go up, while health and environmental impacts will go down. The new system will raise

property values in the short term, while the municipality's growing population will ensure a larger tax base in the future. This will allow the RM to put more money back into the community with investments in recreational infrastructure and neighbourhood improvements.

The new sewer will permanently address health issues that have long been a cause of concern for West St. Paul families, such as surface waters contaminated with bacteria, including those near the school. Our commitment to the community is clear: this project will ensure West St. Paul families have safe, sustainable and permanent wastewater treatment that exceeds provincial standards.

The following pages and our updated website at www.weststpaul.com/wastewater are intended to give West St. Paul homeowners access to clear, easy-to-find information about the new wastewater project. If you still have questions after reviewing the information, please be in

touch. Our staff will be happy to connect you with the information you need.

Your RM is listening. We take your feedback and questions about this project seriously, and we genuinely appreciate your interest and support for an initiative that will benefit all West St. Paul families, both today and tomorrow.



Construction crew working in 12-metre deep shaft near Shooters.



Wastewater project overview

The RM is proud to be able to implement permanent sewage infrastructure that will protect both human and environmental health as the municipality continues to grow.

The new wastewater infrastructure currently being constructed will connect West St. Paul to the City of Winnipeg's wastewater treatment system, permanently addressing persistent health issues in the community, including bacteria-contaminated water. Following extensive study by the RM and external engineers, Council agreed to pursue connection to the City of Winnipeg sewer system which was found to be the most cost-effective means to adequately treat wastewater from West St. Paul, both in terms of construction and long-term maintenance and operation.

Fast facts

The Main Street trunk sewer will be able to service every existing household and business in the RM, with significant capacity for future growth.

6,200.....number of homes Main Street Trunk Sewer can service at full capacity

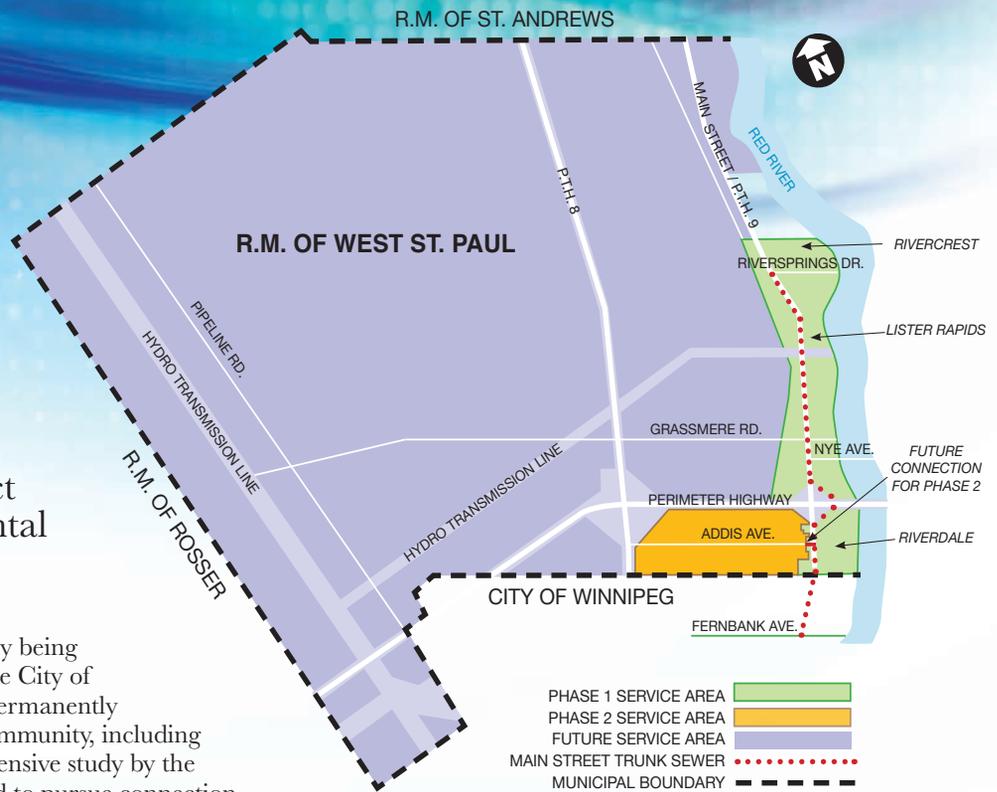
1,694*number of homes currently in West St. Paul

790number of homes to be serviced in Phase 1

171number of homes to be serviced in Phase 2

40*years before additional system capacity may be required

**Based on 2011 Census Data and Statistics Canada population growth rate*



The new sewer system will replace several localized wastewater treatment plants in the RM that are out of compliance with current provincial regulatory requirements. It will also provide sewer service to families and businesses that are currently subject to restrictions on septic field modification or construction under the Red River Corridor designation.

Once completed, the new sewer will be able to service more than 6,000 homes, which includes every existing household and business in the RM, plus significant capacity for future growth. All residents in our growing municipality will directly benefit from the project and will be able to connect to the new sewer line in either present or future phases.

Current project status

With construction on the Main Street trunk sewer having started this spring, planning work to connect individual properties in Phase 1 is also under way. This involves using a series of Local Improvement Districts (LID) – a financing tool used to raise funds **only** from property owners who will benefit from a local improvement – to fund the installation of lateral sewers that will connect individual properties to the Main Street trunk sewer.

An LID is now in place for the Riverdale area, and others are currently being drafted for Lister Rapids, Riversprings Drive and Rivercrest. The Manitoba Water Services Board prioritized these areas for connection to the new sewer system, which will allow decommissioning of existing area wastewater treatment facilities. Public consultations for these LIDs will be conducted in early 2015.

Taking action on Phase 2: Connection for residents west of Main Street

With significant progress made on Phase 1 of the new wastewater system, the RM is taking an important step towards extending service to all West St. Paul families with preliminary planning for Phase 2 now underway.

Plans for Phase 2 include extending a trunk sewer line west from Main Street through the Rossmore Avenue-Addis Avenue area. Initially, the trunk line will service properties in the immediate area, allowing the RM to address persistent septic conditions shown in localized testing from ditches. In future phases, the trunk line will enable connections west of the Main Street corridor and extend localized wastewater service throughout the rest of the community.

The RM will keep you updated as planning work moves forward in earnest this fall and will share all new information with the community as soon as it becomes available.



MINIMIZING DISRUPTION DURING CONSTRUCTION

The Main Street trunk sewer is being constructed using trenchless installation (machinery pictured) which requires fewer open trenches, causing minimal disruption to the surface.

Wastewater Project Timelines

2009 – 2011

Preliminary study on options for wastewater service. Extensive RM and external engineering studies conclude connecting to the City of Winnipeg sewer system to be the most cost-effective option for West St. Paul, both in terms of construction and long-term maintenance and operation. Early planning included service to both West St. Paul and St. Andrews. Subsequently St. Andrews chose to leave the project; RM efforts ensured \$4-million in federal and provincial grant funding for the project remained in place for use on the West St. Paul. plan.

2012 – 2013

Preliminary system design and public consultation complete: Preliminary planning, design and consultation for wastewater sewer to service West St. Paul are completed.

Approvals and grant funding secured: RM receives final approval from the Canada-Manitoba Building Canada Fund and Manitoba Water Services Board, indicating that the \$14.5 million main trunk sewer project along Main Street will receive a total of \$10 million in grant support.

2013

Sewer system design complete: Detailed engineering designs are completed and Phase 1 construction tenders are issued

as two separate contracts to allow for more competitive bidding and for construction to proceed at a faster rate after contract award.

Planning to service Riverdale area:

Public consultation and by-law approval process for a Local Improvement District (LID) to fund the installation of lateral sewers that will connect area residents with the new Main Street trunk sewer are completed.

Spring 2014

Phase 1 construction: Construction contracts awarded to Tri-Core Projects and Darco Enterprises Ltd and construction on Main Street trunk sewer begins.

Summer 2014 – Spring 2015

Planning to service Lister Rapids, Riversprings Drive and Rivercrest: Manitoba Water Services Board has prioritized Lister Rapids, Riversprings Drive and Rivercrest for connection to the new sewer system to allow decommissioning of existing area wastewater treatment facilities. The RM is currently drafting Local Improvement District (LID) boundaries to fund the installation of lateral sewers that will connect residents in these areas with the Main Street trunk sewer. Open houses and public hearings to be held in early 2015.

Riverdale LID construction to begin:

Construction on Riverdale LID set to begin in fall 2014.

Phase 2 planning: Preliminary planning for Phase 2 extension of a main trunk sewer west through the Rossmore-Addis area underway to address persistent septic conditions shown in local testing of ditches, and to service connections west of the Main Street corridor as part of future phases.

Funding for future phases: Canada-Manitoba Building Canada Fund grant applications for federal and provincial funding for future phases are submitted.

January 2015

Phase 1 Whistler Hollow sewer connections become operational: Required infrastructure in place for residents in Whistler Hollow to begin using new service. Service in other Phase 1 areas to follow.

September 2015

Anticipated completion of Main Street trunk sewer construction: Construction slated for substantial completion before fall 2015 in line with grant funding requirements.

Minimizing costs for West St. Paul families

As a municipality, the RM's highest priority is improving services while minimizing the financial burden on West St. Paul families. Council has worked hard to keep your municipal taxes fair and affordable.

With our community's new wastewater project, the RM is again committed to doing everything it can to bring the price tag down for families. Important steps, including surplus land sales, maximizing grants from other levels of government and raising revenue from levies on new development, will significantly reduce the financial impact on West St. Paul homeowners.

The RM's work to date is already yielding clear results. In fact, the costs per household are already lower than some of the figures you may have seen previously.

Main Street trunk sewer cost

The cost of the new main sewer trunk line is approximately \$14.5 million.

This includes the design, engineering and construction of the 6,000-home-capacity main sewer line that will eventually service all residents in our growing municipality, either in present or future project phases.

Grants reduce RM costs

Roughly two-thirds of the cost is being funded through grants:

- \$8,000,000 paid through the Canada-Manitoba Building Canada Fund
- \$2,000,000 paid through the province's Manitoba Water Services Board
- \$4,500,000 RM portion (surplus land sales, fees on new development, tax levy)

Main Street trunk sewer funding

Roughly two-thirds of the cost to install the Main Street trunk sewer is being funded through grants the RM has secured through the federal and provincial governments.

The remaining municipal portion will be paid through a combination of surplus land sales, sewer levies on new development and tax revenue. The RM's work to raise revenues from other levels of government and through non-tax sources mean that West St. Paul residents will contribute only approximately \$20 per year per \$100,000 of assessed property value towards the Main Street trunk sewer. Residents will not encounter any fees related to the Main Street trunk sewer until fall 2015. From now until then, efforts to reduce costs for individual households will continue.

Non-tax revenues to reduce costs for all residents

Of the RM's \$4.5 million cost, more than half will be funded by non-tax revenues to reduce the cost of the main trunk sewer for residents:

- \$1,500,000 -
\$2,000,000 forecast sale of surplus municipal lands
- \$500,000 -
\$1,000,000 forecast sewer levies on new development



CONNECTING TO THE SEWER SYSTEM

The RM has made a concerted effort to negotiate fees, source and purchase equipment in bulk and secure preferred financing rates to keep costs down for property owners connecting to the sewer.

Connection costs

The following costs apply **only** to those property owners connecting to the system:

1. Costs levied by the RM

Homeowners who are connecting to the new sewer will incur costs to fund the installation of the lateral sewers that will connect individual properties to the Main Street trunk line. Fees to cover this cost will be levied by the RM under a Local Improvement District (LID). Specific cost will vary depending on the number of properties and unique infrastructure requirements of each LID. In Phase 1 the cost will be in the range of \$4,000 to \$12,000 per dwelling.

What is a Local Improvement District (LID)?

A local improvement district is a by-law that allows a municipality to levy funds **only** from the taxpayers who will benefit from a local improvement provided.

For the wastewater project, LIDs will be used to fund the localized installation of lateral sewers and infrastructure required to connect residents to the Main Street trunk line.

What are my options for payment?

You may choose to make a **single payment** by financing this cost through your own cash reserves, mortgage or arrangements with a financial institution.

You can also choose to pay the cost of the connection fee via **annual instalments on your property tax bill**. The time period for this option (eg. over 20 years) will be specified in your LID by-law.

2. Costs levied by the City of Winnipeg

Buy-In Charge - \$1,900

Each new and existing property will pay a buy-in charge upon connection to the wastewater system. These charges are based on the size of the water meter. For typical residential properties (5/8-inch water meter) the one-time buy-in charge will be \$1,900*.

City of Winnipeg Participation Fee - \$200

For each new and existing residential property, the annual participation fee will be \$200*.

*2014 costs shown. Subject to adjustment for inflation at time of connection.

Did you know?

As a result of negotiations with the City of Winnipeg the RM was able to reduce the participation fee originally proposed by half.

Did you know?

For each newly developed residential lot connecting to the system, the City of Winnipeg will apply an up-front charge of \$3,000 per dwelling. This fee applies **only** to new development, not existing homes.*

3. Cost for installation on the homeowner's side of the property line

Work on your property must be performed by a licensed contractor, and costs must be paid directly by the homeowners. The work required to connect your home to the sewer system will depend on your current system.

Residents currently on a sewage treatment plant system: If you are currently connected to one of the Riverdale, Lister Rapids, Rivercrest or Riversprings treatment plants, your property is already connection-ready.

Residents with septic or holding tanks: If you currently have a septic or holding tank, some work will be required to ready your system for connection. Typical costs for this work ranges from approximately \$6,000 - \$10,000, depending on the setback of the home, the extent of paved surface on site, and the location of trees and fences.

If residents choose to work together and approach a contractor for a group rate, there may be some potential to reduce this cost further. The RM is also examining options to pre-approve appropriate contractors, or to solicit contractors to provide the service as a whole for different Local Improvement Districts to guarantee a competitive price for the area.

Did you know?

The RM is working with financial institutions to provide residents with a preferred financing rate, lower than regular market rates, to assist West St. Paul residents with project-related costs.

4. Meter fee and utility charge

Ongoing utility charge

Once connected, quarterly bills will be issued for all properties on the sewer system. Rates will be approved by the Public Utilities Board and billing will be based on standard City of Winnipeg rates calculated using the volume of water going through your water meter. A typical quarterly bill for an average family of four currently on the City of Winnipeg sewer system is approximately \$126.

One-time meter fee - \$600

Your first utility bill will include a one-time fee of \$600 for the supply and installation of the meter equipment unless you have prepaid.

What do I pay?

All West St. Paul property owners:

Costs for Main Street trunk sewer that, when complete, will service entire municipality. Costs are paid beginning in fall 2015 on annual property taxes: approximately \$20 per \$100,000 of assessed value, or approximately \$60 per year for an average home.

Only homeowners who are connecting during the current phase:

Actual costs for connecting your property:

- Local Improvement District (LID) levy
- City of Winnipeg connection charges
- For homeowners with septic or holding tanks, installation costs on the homeowner's side of the property line

- One-time meter installation fee, and then ongoing utility charges at regular City of Winnipeg rates

Fees due after connections to the new system are operational.



Exploring opportunities for water service in West St. Paul

As construction continues on West St. Paul's new sewer system, the RM also has an opportunity to explore the possibility of bringing permanent water service to the community.

The Cartier Regional Water Co-operative is moving ahead with a regional water expansion project, which will mean a permanent water line will soon be installed in the direct vicinity of West St. Paul.

Although bringing water service to the community is a significant undertaking, the new water line passing adjacent to the RM means

that if there ever was a time to bring water service to West St. Paul, that time is now. The option of tapping into the Cartier line is the most cost-effective opportunity the community is likely to have. As a regional system, the Cartier line is eligible for funding from other levels of government, which would further reduce local costs. The cost of bringing water service to West St. Paul in the future would be significantly higher.

Connecting to City of Winnipeg service was also explored, but hasn't proven a viable option after a preliminary ruling by the International Joint Commission on an agreement governing the use of water from Shoal Lake, Winnipeg's water source.

Council is fully committed to communicating with West St. Paul families as further options and costs are explored. No decisions have been made at this stage. Rather, Council has unanimously agreed to determine the degree of grant funding that may be available for this initiative, as well as working with municipal partners to figure out project costs. As with the sewer project, the RM's first interest would be to identify opportunities that would reduce costs for homeowners as much as possible.

Stay tuned for further public updates as additional details around feasibility, project costs and opportunities for funding become available.



Frequently Asked Questions:

Installation on your property

Q. How long do I have to connect?

A. Once service is installed provincial regulations require that properties be connected within five years after the installation of the sewer main or prior to transfer of ownership or subdivision of the property – whichever is earlier.

Q. What about my existing sewer?

A. Residents currently on a sewage treatment plant system:

If you are currently connected to one of the Riverdale, Lister Rapids, Rivercrest or Riversprings treatment plants, your property is already connection-ready; no additional work will be required on your property to connect to the new system.

Residents with septic or holding tanks:

For most homeowners with a septic or holding tank the sewer system will connect to existing septic systems. The main change will involve disconnecting and decommissioning your existing field or tank and running a service pipe between the line already servicing your home and gravity sewer connection at the property line.

Q. When will water meters be installed?

A. Water meters will be installed in each home or business prior to commencement of sewer service. In conjunction with partners at Manitoba Water Services Board, the RM received tenders for the supply and installation of the water meters and will be coordinating the installation of meters prior to completion of the main trunk sewer line in September 2015.

Q. What type of contractor should I call about having the sewer service installed on my side of the property line?

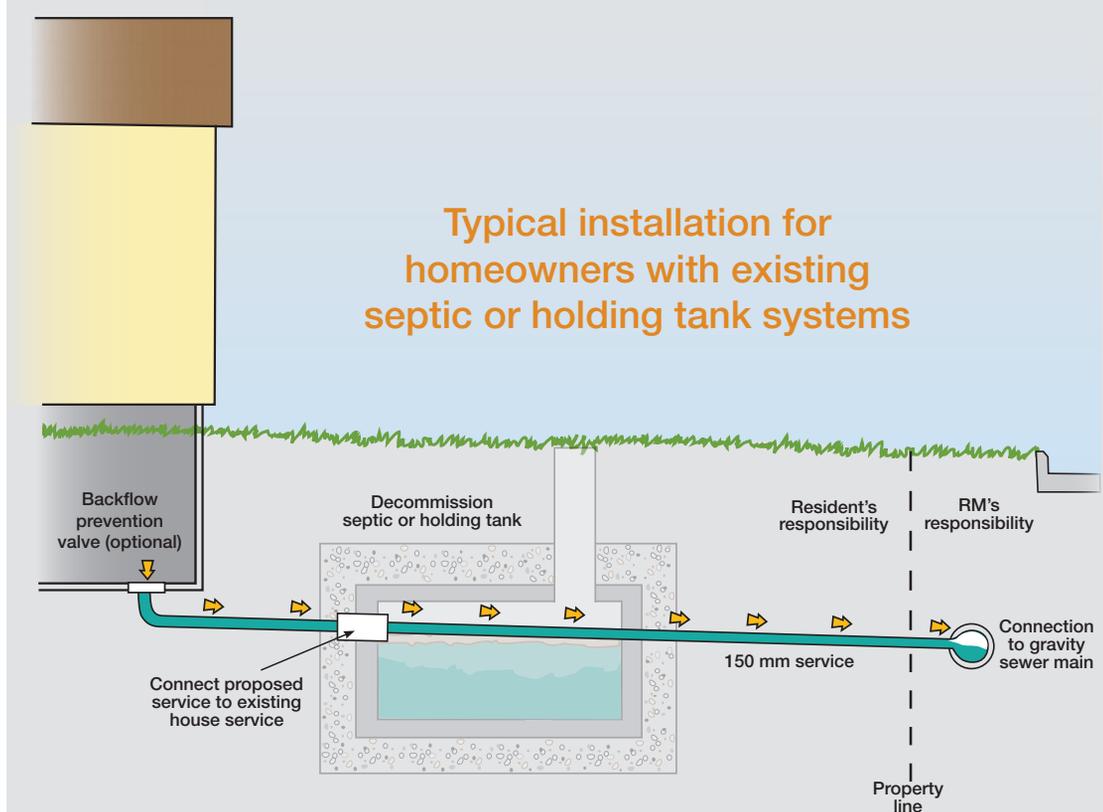
A. Many licensed contractors who advertise sewer services will be qualified to install the sewer service needed to connect your home to the new sewer system and would be required to obtain a sewer permit from the municipality.

The RM is examining options to pre-approve appropriate contractors or to solicit contractors to provide the service as a whole for different Local Improvement Districts (LIDs) to guarantee a competitive price for the area, and will share additional information on these efforts with residents as it becomes available.

Q. Will my new system be inspected after installation?

A. Homeowners are responsible for the installation and maintenance of sewer service on their side of the property line. Once installed, the RM will inspect the sewer service.

Typical installation for homeowners with existing septic or holding tank systems



Get to know the team

Key project personnel and partners

RM Staff



**Brent Olynyk,
MPA, ISM, Chief
Administrative
Officer for West St.**

Paul: Brent Olynyk has been the CAO of West St. Paul for four years and brings extensive expertise in financial and special capital initiatives to the project.

He spent 34 years as a high-level senior officer at the City of Winnipeg, working on special projects for the City's CAO and Mayor. Brent was project manager on the \$6.5-million Central Park rebuild, the transition of Assiniboine Park to the public sector, and played a lead role in the 1996 Property Tax Assessment Inquiry, otherwise known as the Scurfield Report.



**Dave Romanow,
Acting Director of
Infrastructure for
West St. Paul:**

Paul: Dave Romanow brings a deep knowledge of sewer and water infrastructure to the project. He has 41 years of senior executive and high-level management

experience in consulting, construction and designing/building in the water and waste infrastructure industry. Throughout his long career Dave has been involved in the construction of water and wastewater systems throughout Manitoba, Saskatchewan, Alberta, the Northwest Territories and Nunavut, as well as in California and Mexico.



Telephone 204-338-0306 |

Project partners

Manitoba Water Services Board:

The Manitoba Water Services Board is a provincial agency that assists municipalities with the development of sustainable water and wastewater infrastructure. The Board provides project management for major infrastructure improvements and conducts feasibility studies and environmental impact assessments for developing inter-municipal or regional infrastructure services.

Stantec Consulting Ltd., Engineering Consultant:

Stantec has been involved in the planning of the wastewater project since 2008 and is currently providing contract administration services for the trunk sewer construction. As an international company working in over 230 locations, and with more than 50 professional staff with expertise in wastewater collection and treatment in their local office, Stantec brings an international perspective and local experience to the West St. Paul wastewater project.

Tri-Core Projects Manitoba Limited:

Tri-Core Projects has many years of diversified experience in the construction industry. The company has completed a number of civil projects in the City of Winnipeg and rural and northern Manitoba, including water treatment plants, watermain and sewer installations, service connections and large-diameter pipe installations. Tri-Core is the contractor for the trunk sewer construction on Main Street from Fernbank Avenue to Balderstone Road.

Darco Enterprises Limited:

Darco Enterprises Ltd. has over 25 years of experience in sewer, water, and roadway construction. The company has successfully tackled projects of all sizes, including water main and combined sewer renewals. Darco is supplying and installing the trunk sewer line along Main Street from Balderstone Road to Riversprings Drive.



Looking for more info? Check out the updated website and FAQ

Throughout this project citizens will have questions. Property owners are encouraged to visit the updated website at www.weststpaul.com/wastewater to access clear, easy-to-find information about the sewer, including a complete project overview, frequently asked questions (FAQs), project timelines and important updates.

Your input and feedback is important and Council welcomes your questions, considerations and concerns. The RM is committed to providing a timely, considered response to all queries. Answers to frequently asked questions will be posted to the FAQ page so that citizens with similar questions can see and understand the answers provided.

WASTEWATER PROJECT UPDATE

Project updates delivered to your inbox

Sign up to receive important project updates directly in your inbox at www.weststpaul.com/wastewater

Questions?

Contact the RM at:

Email: wastewaterproject@weststpaul.com

Phone: 204.338.0306

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