

RURAL MUNICIPALITY OF WEST ST. PAUL

LOCAL IMPROVEMENT PLAN NO. 2013-01

SCHEDULE "B" TO BY-LAW NO. 2013-17

INSTALLATION OF A GRAVITY SEWER SYSTEM  
IN THE R.M. OF WEST ST. PAUL IN THE AREA KNOWN AS RIVERDALE

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

(a) **DESCRIPTION OF THE PROPOSED LOCAL IMPROVEMENT**

The Local Improvement proposed herein involves the following:

The installation of a gravity wastewater sewer system including decommissioning of an existing wastewater treatment plant, installation of a manhole, sewer service pipe, risers and tee, connection to an existing sewer and pavement restoration. The residents known as the current 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 for that subdivision. The residents of Maddock, Main and Drury Avenue are currently supplied water by individual wells and sewer treatment is supplied by their own personal holding tanks or septic fields.

(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 District (LID) #2 as identified on the attached Schedule "C".

(c) **IDENTIFICATION OF POTENTIAL TAXPAYERS UNDER THE PLAN**

Under this Local Improvement plan, council is proposing to create a new LID No. 2 which would include the following:

- The owners of the rateable property in the existing LID#2 known as Riverdale
- The owners of all rateable property on Maddock Avenue
- The owners of all rateable property on the North side of Drury Avenue
- The owners of all rateable property on Main Street

(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 50% per parcel levy and a 50% unit of frontage of the lands benefited by the improvement or service for LID #2. The rates are to be calculated as follows:

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 (un-audited) existing sewer reserve 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

And

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

Pursuant to Section 325 of The Municipal Act, any potential taxpayer within LID #2 may, within 30 days following the completion of the work, pay in one principal sum that part of his/her share of the debt and thereafter no special rate per parcel or per frontage foot shall be levied against his/her property.

It shall also be a requirement that all benefiting property owners within the LID#2 connect to the proposed gravity wastewater sewer system.

(e) **Estimated Cost of Local Improvement / Sources of Funding**

Total cost of the project is estimated at \$1,431,950.00. The Rural Municipality of West St. Paul has been approved for grants totalling \$414,816.67. These grants are from the Manitoba Water Services Board. The remaining balance of \$1,017,133.33 will be borrowed.

Gravity Wastewater Sewer	772,500.00
Manhole	108,000.00
Sewer Service Pipe	107,250.00
Sewer Service Risers	15,750.00
Sewer Service Tee	6,300.00
Television Inspection	13,260.00
Connect to Existing Sewer	10,000.00
Pavement Restoration	50,000.00
Decommission Existing WWTP	100,000.00
Engineering & Contingency (25%)	<u>248,890.00</u>
Total Project	1,431,950.00

Funding-Manitoba Water Services Board	<u>414,816.67</u>
Cost to Ratepayers	<b>\$1,017,133.33</b>

The current LID#2 property owners will share the Riverdale LID#2 sewer reserve fund in the amount of \$250,000.00 (un-audited) which will be shared equally between the 152 property owners to offset their cost to the project on their per parcel levies.

(f) **Particulars of Borrowing**

Amount: \$1,017,135.00  
Term: 20 years  
Interest: Estimated at 4.625%  
Annual Payment: \$79,042.65

(g) **Annual Operating and Maintenance Cost of the Proposed Local Improvement**

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

Dated at the RM of West St. Paul this 26th day of September, 2013.