

WELCOME AND INTRODUCTION

The Rural Municipality of West St. Paul welcomes you to this Open House to present information on a proposed Local Improvement Plan for the installation of wastewater sewers on Nye Avenue, Baldock Street, Evelyn Avenue, Hiawatha Avenue, Kenabeek Street and Minnehaha Avenue.

Members of Council and Administration from the R.M. of West St. Paul and representatives from The Manitoba Water Services Board (Project Manager) and Stantec Consulting Ltd. (Project Engineer) are here today to provide information and answer questions.

We encourage you to ask any questions that you may have. Comment sheets are also provided if you wish to provide written questions or feedback. The information presented at this Open House will be posted on the Municipality's website.

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|--------------------------------------------------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> Introduction | <input type="checkbox"/> Local Improvement Plan Cost per Parcel |
| <input type="checkbox"/> Project Outline | <input type="checkbox"/> Local Improvement Plan Financing Cost |
| <input type="checkbox"/> Red River Corridor Designated Area | <input type="checkbox"/> Comparison |
| <input type="checkbox"/> Municipal Sewer Project Progress | <input type="checkbox"/> Other Costs |
| <input type="checkbox"/> Process for Local Improvement Plan | <input type="checkbox"/> Utility Rates |
| <input type="checkbox"/> Proposed Sewer Servicing Plan | <input type="checkbox"/> Cost Comparison – Municipal Sewer vs. |
| <input type="checkbox"/> Why is a Lift Station Needed? | <input type="checkbox"/> Private Holding Tank |
| <input type="checkbox"/> Estimated Project Cost | <input type="checkbox"/> Typical Sewer Service Connection |
| <input type="checkbox"/> Local Improvement Plan Financing | <input type="checkbox"/> Project Schedule |

PROJECT OUTLINE

What are we proposing?

- ❑ Wastewater sewers are proposed to be installed on Nye Avenue, Baldock Street, Evelyn Street, Hiawatha Avenue, Kenabeek Street and Minnehaha Avenue to extend municipal sewer service to 114 properties.
- ❑ Sewer services are proposed to be installed for each lot within the Local Improvement District from the sewer main to the limit of the street right-of-way.
- ❑ A lift station (pumping station) is also needed for properties on Kenabeek, Hiawatha and Minnehaha that cannot be serviced by a direct gravity connection to the Main Street Trunk Sewer due to their relative difference in elevation.

Why?

The Municipality is continuing efforts to extend municipal wastewater service to all properties within the Red River Corridor Designated Area established by the Province of Manitoba in 2009. Replacement or modification of failing septic fields are prohibited within this area. Homes with failing wastewater systems will be required by Provincial regulations to install holding tanks.

Who is affected?

One hundred fourteen (114) properties as indicated on the following maps will be affected.

How much will the project cost?

The project budget is approximately \$7,200,000.

Who will pay for the project?

The project will be funded through the Province of Manitoba's Strategic Municipal Investment Fund with the Province contributing 50% of the cost to a maximum of (\$3,600,000). A Local Improvement District will be created for the Municipal share to be paid by the 114 benefitting properties. The Municipality is continuing to pursue other sources of grant funding to lessen the cost to the affected properties.

When will the project be constructed?

Pending approval of the Local Improvement Plan, construction could begin in late fall and is anticipated to take several months to complete.

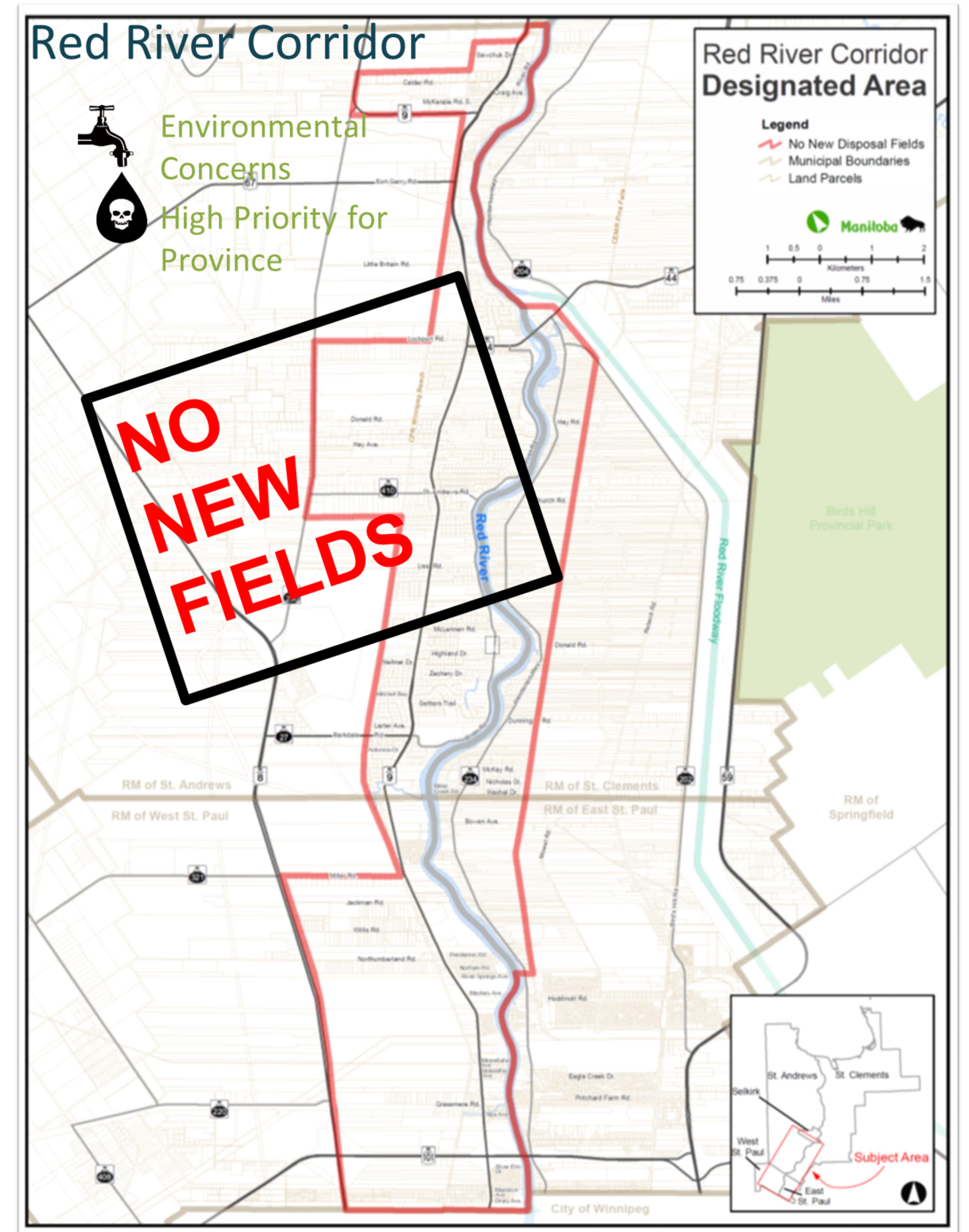
RED RIVER CORRIDOR DESIGNATED AREA

- ☐ Onsite Wastewater Management Systems Regulations (83/2003) pursuant to The Environment Act are administered by Manitoba Environment and Climate.
- ☐ These Regulations were amended in 2009 to establish the Red River Corridor Designated Area and most recently amended in 2021.
- ☐ Replacement or modification of existing septic fields and construction of new septic fields are prohibited within this Designated Area.
- ☐ Failed septic fields can only be replaced by holding tanks in the RRCD area
- ☐ Detailed information on the Regulations is available from Manitoba Environment and Climate (https://web2.gov.mb.ca/laws/regs/current/_pdf-regs.php?reg=83/2003)
- ☐ An excerpt from Section 8 of these Regulations is shown below.

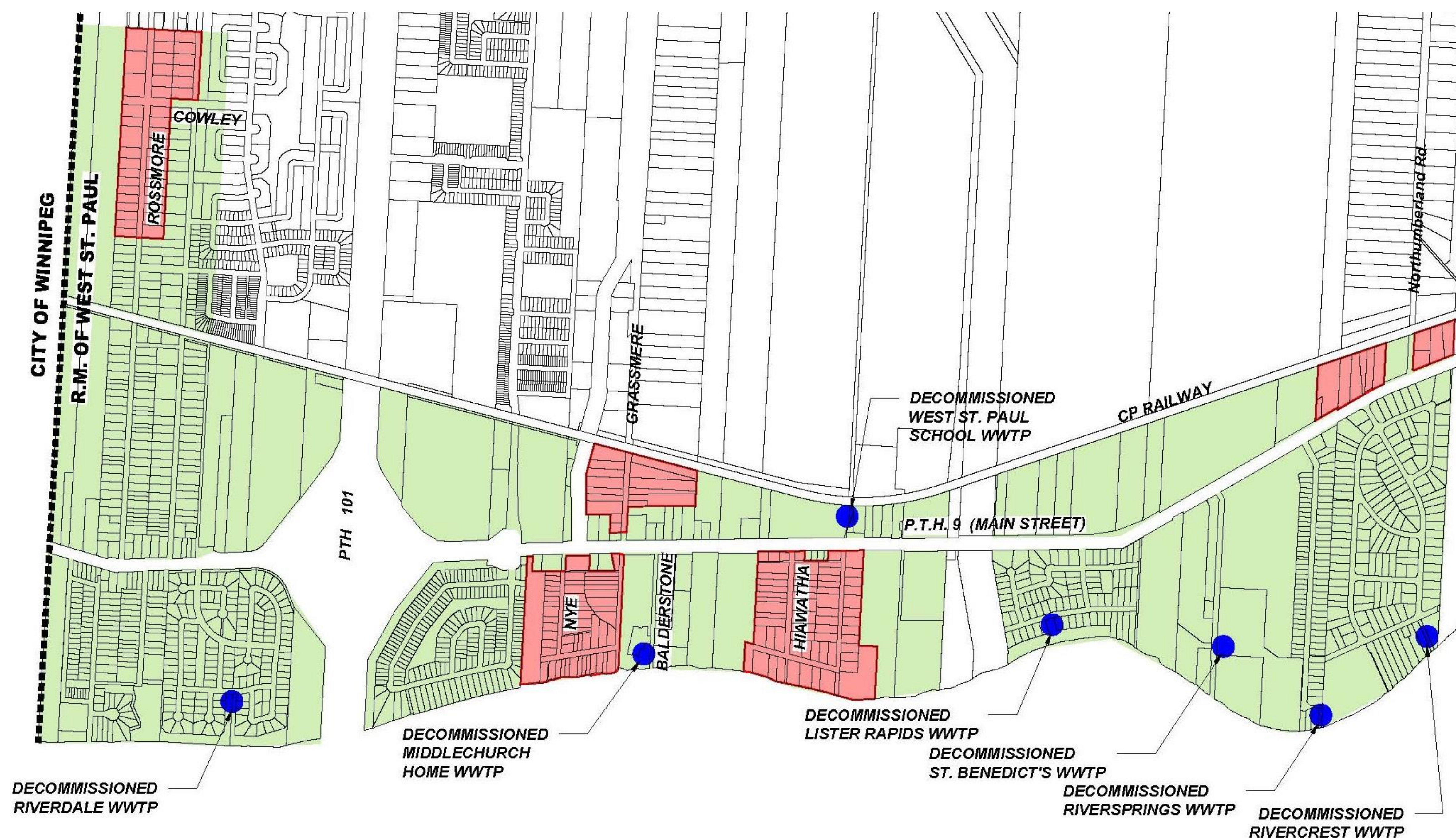
Requirement to Connect to New Wastewater Collection System

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 system; 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 a period of 10 years from the day that the wastewater collection system was installed; or**
 - (d) the transfer or subdivision of the land, other than a transfer or subdivision exempted under 8.2.1.**

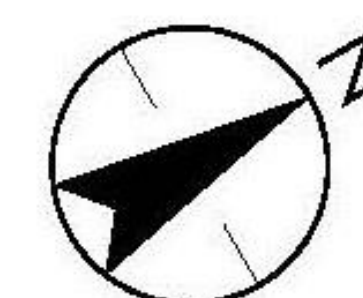


MUNICIPAL SEWER PROJECT PROGRESS



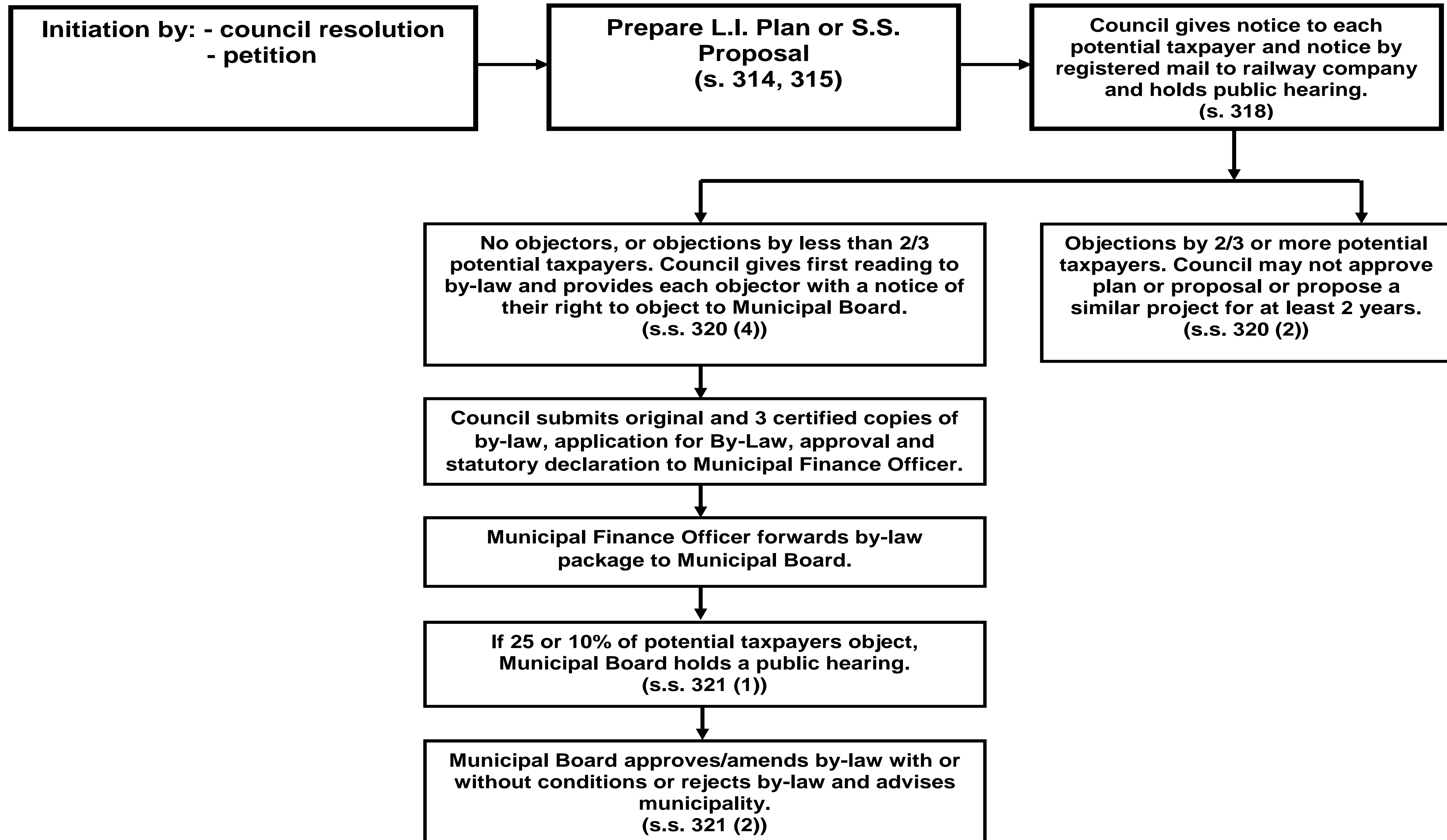
Legend

- PHASE 1 SERVICE AREA (PROPOSED IN 2013)
- AREA STILL TO BE SERVICED
- DECOMMISSIONED NON-COMPLIANT WASTEWATER TREATMENT PLANTS
- MUNICIPAL BOUNDARY

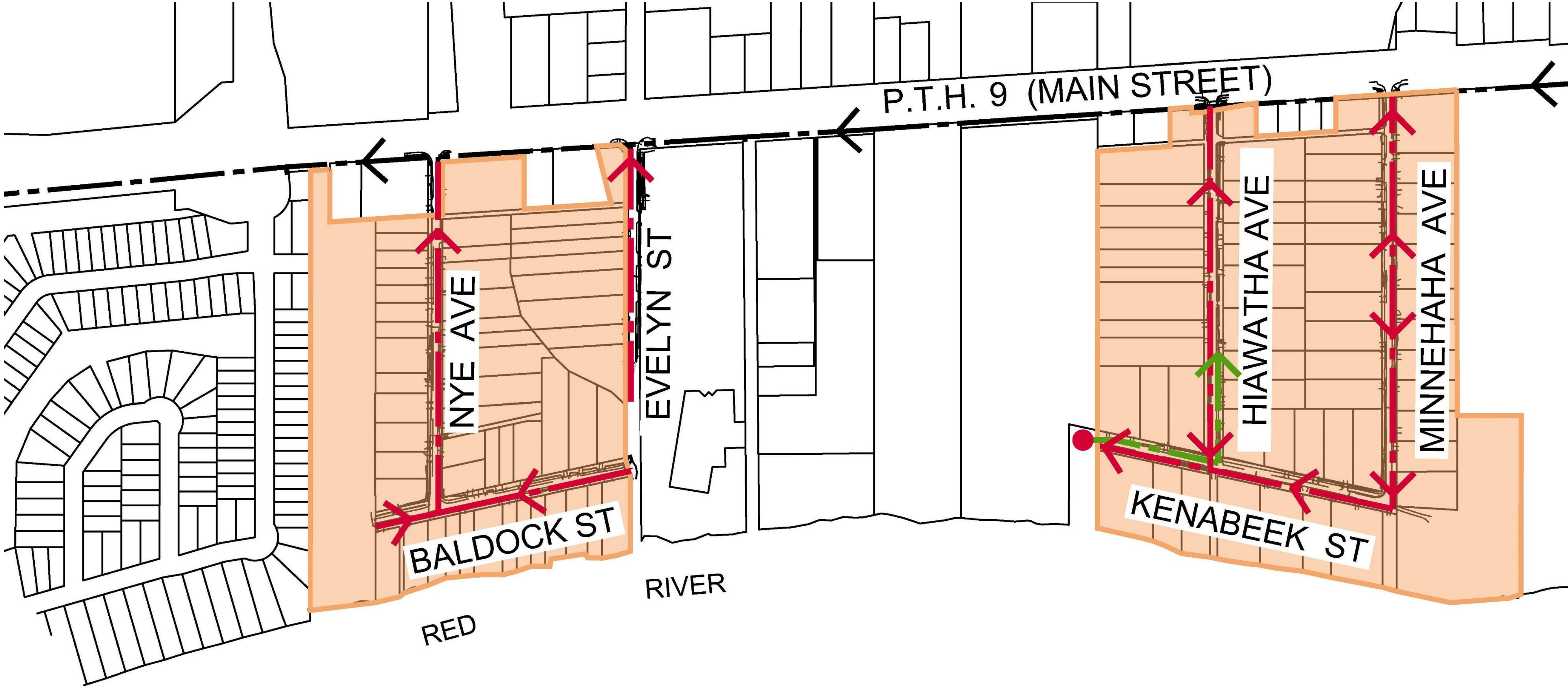


PROCESS FOR LOCAL IMPROVEMENT PLAN

A Local Improvement District or LID is a special public improvement area created by a municipality to allow for public financing of a public improvement project that benefits private property. The process for establishing a LID is outlined in the following flow chart.



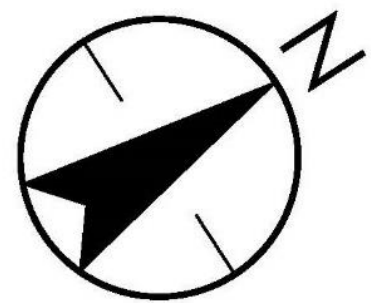
PROPOSED SEWER SERVICING PLAN



Legend

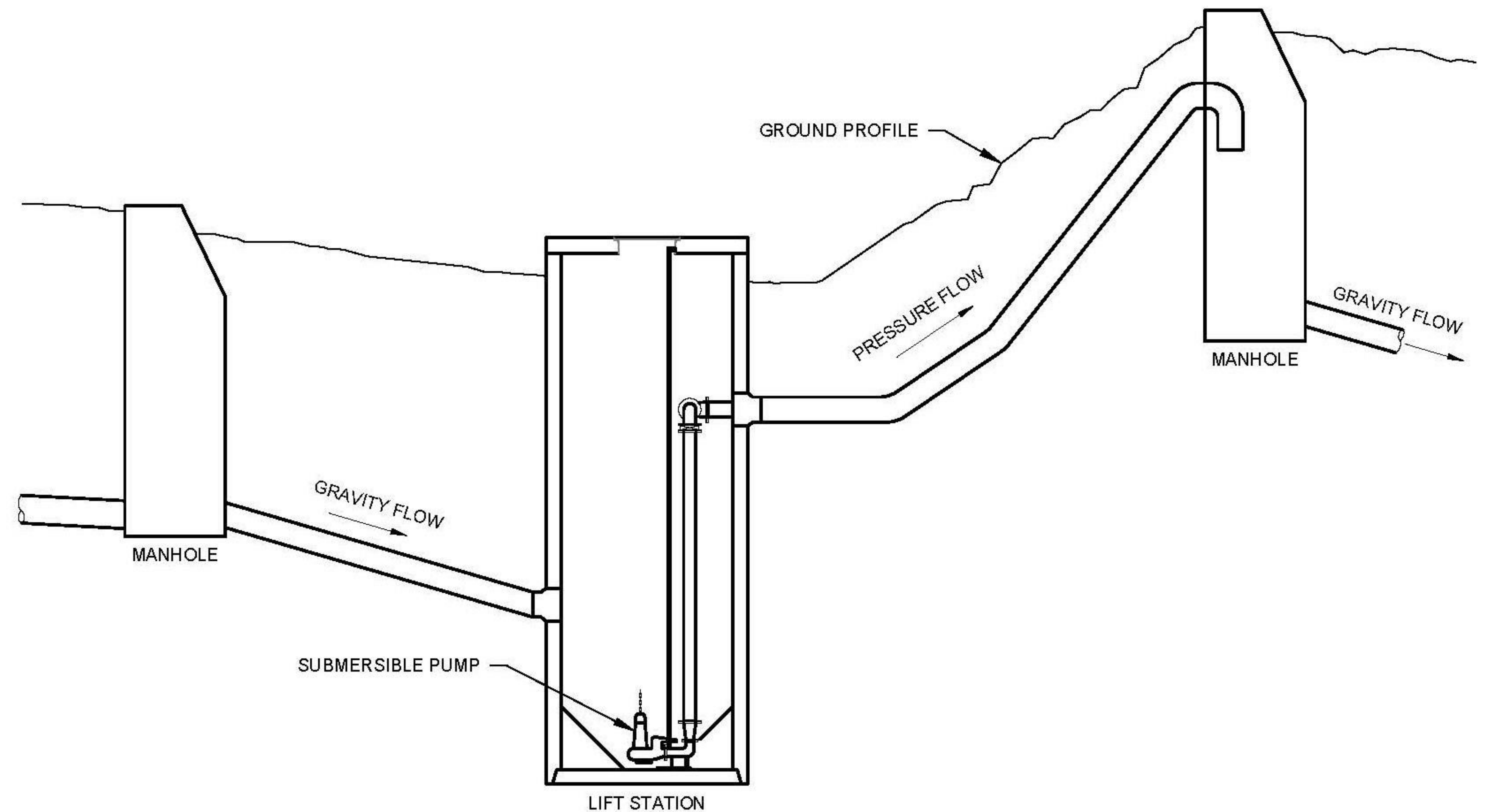
- LOCAL IMPROVEMENT DISTRICT
- PROPOSED LIFT STATION

- EXISTING MAIN STREET TRUNK SEWER
- PROPOSED WASTEWATER SEWER
- PROPOSED FORCEMAIN



WHY IS A LIFT STATION NEEDED?

- ❑ A lift station (pumping station) is needed to move wastewater from lower to higher elevation, particularly where the elevation of the source is not sufficient for gravity flow.
- ❑ There are properties on Kenabeek Street, Hiawatha Avenue and Minnehaha Avenue that are too low to be serviced directly by gravity flow to the Main Street Trunk Sewer.
- ❑ These properties will flow by gravity to a lift station to be located on Municipal property at the south end of Kenabeek Street.
- ❑ The lift station will pump the wastewater to a higher elevation on Hiawatha Avenue where it can then flow by gravity into the Main Street Trunk Sewer.



LIFT STATION SCHEMATIC

ESTIMATED PROJECT COST

Description	Amount
Hiawatha Avenue, Minnehaha Avenue, Kenabeek Street	\$ 4,250,000.00
Nye Avenue, Baldock Street, Evelyn Avenue	<u>\$ 2,950,000.00</u>
Total Project Costs	\$ 7,200,000.00
less 50% Grant Funding	<u>\$ (3,600,000.00)</u>
Cost to Ratepayer	\$ 3,600,000.00

LOCAL IMPROVEMENT PLAN FINANCING

Estimated Municipal Share of Project **\$3,600,000**

Term **20 YEARS**

Estimated Interest Rate ***7.4%**

Annual Payment

Hiawatha Avenue, Minnehaha Avenue, Kenabeek Street **\$206,863.26**

Evelyn Avenue, Nye Avenue, Baldock Street **\$143,587.44**

*RATES ARE ESTIMATED

The Province of Manitoba (Municipal Relations) recommends adding 2% to 3% to the current rate to cover any rate increases by the Bank of Canada. Once the project is completed the municipality will be able to lock in the interest rate at that time. The final amending by-law will use the interest rate the from financial institution which provides the lowest rate.

LOCAL IMPROVEMENT PLAN COST PER PARCEL

Hiawatha Avenue, Minnehaha Avenue, Kenabeek Street

Cash Option \$35,416.67 per parcel

Finance Option \$3,447.72 per parcel (to be levied annually for 20 years)

Evelyn Avenue, Nye Avenue, Baldock Street

Cash Option \$27,314.81 per parcel

Finance Option \$2,659.03 per parcel (to be levied annually for 20 years)

☐ Charges will be levied upon completion of the project.

☐ Residents will have 30 days after written notification to select the cash option.

LOCAL IMPROVEMENT PLAN FINANCING COST COMPARISON

Original By-Law		Amending By-Law		Reduction
Project Cost	\$ 3,600,000.00	Final Cost of Project	\$ 3,600,000.00	
Term	20 years	Term	20 years	
* Estimated Interest Rate	7.40%	*Estimated Interest Rate	5.40%	
Yearly Payment	\$ 350,450.69	Yearly Payment	\$ 298,751.20	\$ 51,699.49
Hiawatha, Minnehaha, Kenabeek		Hiawatha, Minnehaha, Kenabeek		
Per Parcel - Cash Option (one time pmt)	\$ 35,416.67	Per Parcel - Cash Option (one time pmt)	\$ 35,416.67	\$ 0
Per Parcel - Finance Option (per year)	\$ 3,447.72	Per Parcel - Finance Option (per year)	\$ 2,939.10	\$ 508.62
Evelyn, Nye, Baldock		Evelyn, Nye, Baldock		
Per Parcel - Cash Option (one time pmt)	\$ 27,314.81	Per Parcel - Cash Option (one time pmt)	\$ 27,314.81	\$ 0
Per Parcel - Finance Option (per year)	\$ 2,659.03	Per Parcel - Finance Option (per year)	\$ 2,266.76	\$ 392.27
Number of Properties	114	Number of Properties	114	
Total Interest 20 years	\$ 3,409,014.00	Total Interest 20 years	\$ 2,375,024.01	\$ 1,033,989.99

The Province of Manitoba (Municipal Relations) recommends adding 2-3% to the current rate to cover any rate increases by the Bank of Canada. Once the project is completed the municipality will be able to lock in the interest rate. The final amending by-law will use the interest rate from the financial institution which can provide the lowest rate.

* The example above demonstrates that a Interest Savings of \$1,033,989.99 can be achieved if the final interest rate is reduced by 2%.

OTHER COSTS

In addition to the cost of the Local Improvement Plan for the work on municipal property, there are other costs that cannot be included in the LID and must be paid for directly by the individual property owners. These costs include the following.

Buy-in Charge Levied by the City of Winnipeg

Each existing residential property connecting to the municipal wastewater system must pay a one-time buy-in charge of \$3,100 (2023 rate). This charge is levied to pay for wastewater treatment capacity required to treat the wastewater generated by the new sewer service and will be charged to the resident upon connecting to the wastewater system on their first utility bill.

Sewer Service Piping and Connection on Private Property

Installation of the sewer service on your property from the stub at the municipal right-of-way limit to your home must be completed by a licensed contractor and costs paid directly by the homeowner to the contractor. Existing septic and holding tanks must also be decommissioned once the service connections have been made. Typical costs for this work can range from \$10,000 to \$15,000, depending on factors such as the length of pipe required, access to the connection point and obstructions such as trees, fences, decks and paved surfaces. A list of registered licensed contractors is provided on the RM's website.

Water Meter

Water meters are required to be installed at each property for the purpose of estimating wastewater generation and quarterly billing for the wastewater utility. Installation of the meters will be completed by the RM of West St. Paul. For those residents who had a meter installed during the meter installation program a one-time charge of \$367.58 will be levied. For those residents who did not have a meter installed a one-time charge of approximately \$600 will be levied. These amounts will be invoiced on the first utility bill to the property owner once they are connected to the wastewater service. The water meters will be equipped with remote monitoring capabilities for billing purposes to allow the RM to obtain water meter readings from outside the residence. Product information is available from the RM upon request.

UTILITY RATES

Once constructed, the ongoing operation, maintenance and eventual replacement of the sewer system will be paid for by utility customers based on the amount of water they use. Water usage will be measured by meters installed in homes and businesses and sewer bills will be issued quarterly based on your water usage.

Sewer utility rates paid by sewer customers in the R.M. of West St. Paul will consist of the following components:

- ☐ Sewer rate \$3.52/cubic meter with a minimum quarterly charge of \$49.28;
- ☐ City of Winnipeg Annual Participation fee \$253;
- ☐ R.M. of West St. Paul Quarterly Service Charge \$20.57 for salaries and insurance, audit fees, P.U.B. fees etc. and

Utility rates are based on a user-pay philosophy and are subject to review and approval by the Manitoba Public Utilities Board and are subject to change.

The average quarterly wastewater bill in West St. Paul in 2023 is \$196.46 and the average customer produced 32 cubic metres of wastewater.

WASTEWATER SEWER SERVICE FOR NYE, BALDOCK, EVELYN, HIAWATHA, KENABEEK & MINNEHAHA

COST COMPARISON

MUNICIPAL SEWER vs PRIVATE HOLDING TANK

RM Sewer (Utility Bills)		RM Sewer (Utility Bills)		Private Holding Tank	
Average Quarterly Consumption (Cubic Meter)	32	Average Quarterly Consumption (Cubic Meter)	32	Average Quarterly Pump outs (every 3 weeks)	4
Average Quarterly Utility Bill	\$ 197	Average Quarterly Utility Bill	\$ 197	Average Cost Per Pump out*	\$ 215
Average Yearly Utility Bill	\$ 788	Average Yearly Utility Bill	\$ 788	Average Quarterly Cost	\$ 860
10 Year Operating Costs	\$ 7,880	10 Year Operating Costs	\$ 7,880	Average Yearly Cost	\$ 3,440
CAPITAL COST OF WASTERWATER SERVICES Hiawatha, Minnehaha, Kenabeek		CAPITAL COST OF WASTERWATER SERVICES Evelyn, Nye, Baldock		CAPITAL COST OF HOLDING TANK	
Cost of LID	\$ 35,417	Cost of LID	\$ 27,315	Cost of Tank Installation**	\$ 15,000
Average Cost of Private Sewer Connection	\$ 15,000	Average Cost of Private Sewer Connection	\$ 15,000		
COW Buy-in*	\$ 3,100	COW Buy-in*	\$ 3,100		
Water Meter Cost**	\$ 368	Water Meter Cost**	\$ 368		
Total Capital Cost	\$ 53,885	Total Capital Cost	\$ 45,783		
After 10 years incl. Operating Costs	\$ 61,765	After 10 years incl. Operating Costs	\$ 53,663	After 10 years incl. Operating Costs	\$ 49,400
After 20 years incl. Operating Costs	\$ 69,645	After 20 years incl. Operating Costs	\$ 61,543	After 20 years incl. Operating Costs	\$ 83,800

*2023 rate subject to change

**cost during the community wide meter program

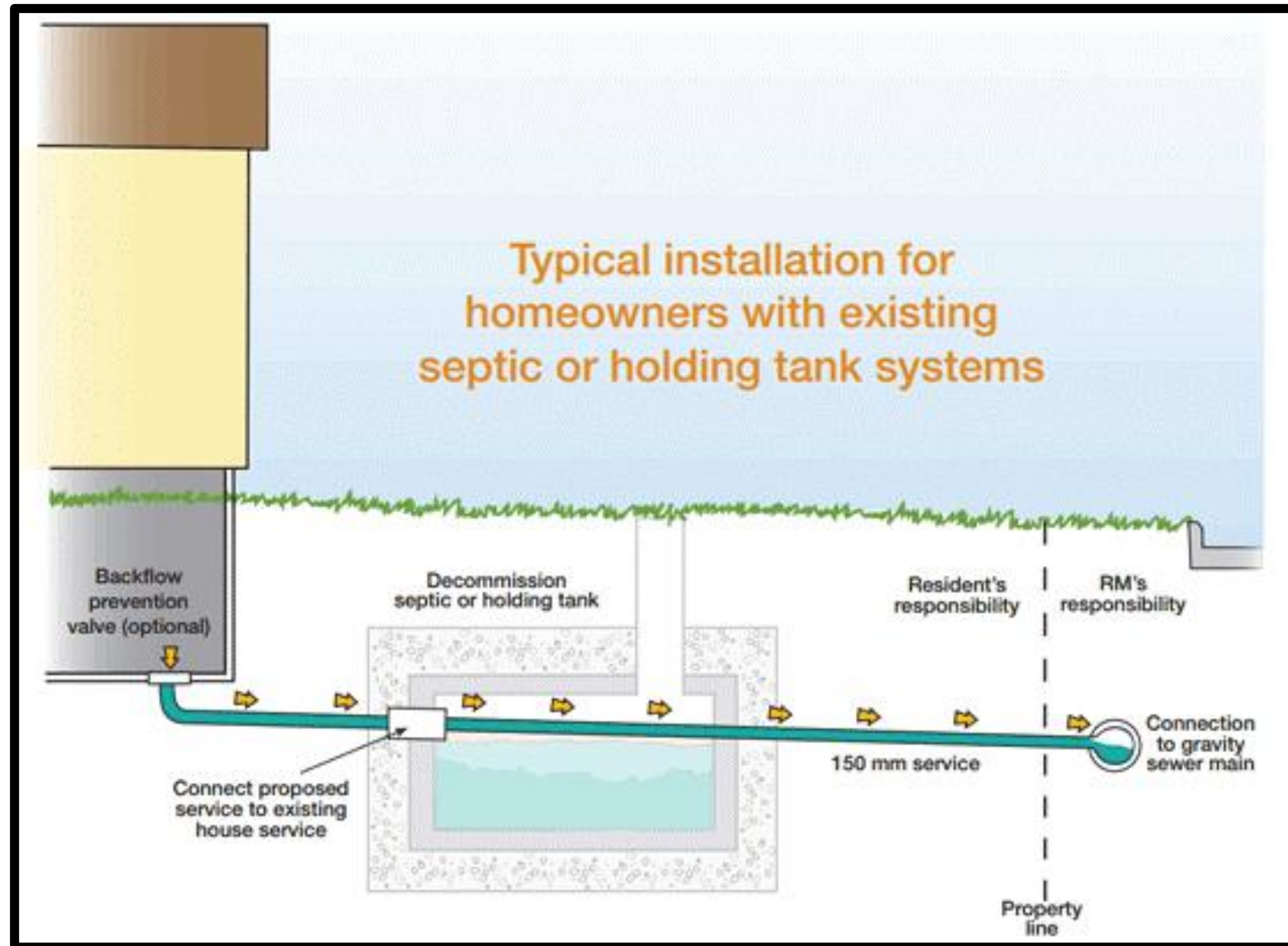
Estimated current cost of meter installation \$600

All cost are estimated

*Prices Range from \$199 - \$230

**Cost from 2022

TYPICAL SEWER SERVICE CONNECTION



PROJECT SCHEDULE

The estimated project schedule is outlined below.

- | | |
|----------------------------------------------------------|----------------------------|
| <input type="checkbox"/> Open House | June 20, 2023 |
| <input type="checkbox"/> Public Borrowing By-law Hearing | July 20, 2023 |
| <input type="checkbox"/> Municipal Board Decision | October 2023* |
| <input type="checkbox"/> Construction | December 2023 to July 2024 |
- ☐ *If a Municipal Board Hearing is required, the project schedule could be extended by several months.
- ☐ If the project doesn't proceed grant funding may not be available in future years.