



RURAL MUNICIPALITY OF WEST ST. PAUL

PUBLIC NOTICE

REGARDING LOCAL IMPROVEMENT PLAN BY-LAW NO. 2019-01 IN THE AREA KNOWN AS ROSSMORE & ADDIS AVENUES

PUBLIC NOTICE is hereby given pursuant to Section 318(1) of The Municipal Act that the Council of the Rural Municipality of West St. Paul has scheduled a public hearing at the Sunova Centre located at 48 Holland Road, in the RM of West St. Paul on the 11th day of February, 2019 at 6:00 p.m. Council will hear any person who wishes to make representation, ask questions, or register an objection to the following Local Improvement Plan No. 2019-01.

Installation of Wastewater Sewer Pipes including surface restoration

The area proposed to be serviced includes the area known as Rossmore & Addis Avenues. Please see the attached map.

The cost of the project is \$4,127,010.75. The Municipality has secured funding from the Manitoba Water Services Board in the amount of \$2,076,250.00.

Council is proposing that the Municipal Costs of \$2,120,600.00 will be funded by borrowing. The terms are 20 years at an estimated interest rate of 6.25% with an annual payment of \$188,653.39. The annual payment is to be recovered by a local improvement tax based on a special per parcel rate on each benefiting property. On the basis of the necessary contribution and the estimated rate of interest, the annual charge for each parcel of land is as follows:

- Finance option of \$1,763.12 per parcel to be levied annually for 20 years.
- OR
- Cash option of \$19,818.69 per parcel

A complete copy of Local Improvement Plan No. 2019-01 is attached.

A written objection may be filed with the Chief Administrative Officer of the Rural Municipality of West St. Paul, 3550 Main Street, West St. Paul, Manitoba, R4A 5A3 prior to the commencement of the hearing on February 11, 2019. Council will hear any potential taxpayer who wishes to make a presentation, ask questions or register an objection to the local improvement plan.

All objections, written or verbal, must be filed prior to the adjournment of the hearing and must include the name and address of the person filing the objection, identify the property in respect of which the objection is filed and state the grounds of their objection.

Additional copies of Local Improvement Plan No. 2019-01 are available at the municipal office at 3550 Main Street, West St. Paul, Manitoba and on the municipal website at: www.weststpaul.com.

Dated at the Rural Municipality of West St. Paul this 15th day of January A.D. 2019, and issued pursuant to Section 318 of *The Municipal Act*.

Brent T. Olynyk, MPA, ISM
Chief Administrative Officer
RM of West St. Paul 204-338-0306

RURAL MUNICIPALITY OF WEST ST. PAUL

BY-LAW NO. 2019-01

BEING A BY-LAW OF THE RURAL MUNICIPALITY OF WEST ST. PAUL TO AUTHORIZE THE EXPENDITURE AND BORROWING OF MONEY FOR THE INSTALLATION OF WASTEWATER SEWER PIPES, INCLUDING SURFACE RESTORATION, AS A LOCAL IMPROVEMENT IN THE AREA KNOWN AS ROSSMORE AND ADDIS AVENUES.

WHEREAS, Section 311 of *The Municipal Act*; S.M. 1996, C. 58, provides in part as follows:

If approved by by-law, a municipality may undertake, as a local improvement for the benefit of all or part of the municipality;

- a) the acquisition, development, upgrading or replacement of the following:
 - (i) sewage collection and treatment facilities;**

AND WHEREAS subsection 320(1) of *The Municipal Act* provides as follows:

Subject to subsections (2) to (6) and subsection 321(4), a council may by by-law

- (a) approve the local improvement or special service as set out in the plan or proposal; and*
- (b) authorize the municipality to impose taxes as set out in the plan or proposal;*

AND WHEREAS Section 172 of *The Municipal Act* provides in part as follows:

In this Division,

“Borrowing” means the borrowing of money, and includes

- (a) borrowing to pay for a local improvement under Division 4 (Local Improvement and Special Services) of Part 10,*
- (e) issuing debentures;*

AND WHEREAS the Council of the Rural Municipality of West St. Paul has prepared Local Improvement Plan No. 2019-01 providing for the spending, borrowing authority, and imposition of taxes for the installation of wastewater sewer pipes in the RM of West St. Paul in the area known as Rossmore and Addis Avenues as indicated in the attached Schedule “B” as a Local Improvement pursuant to part 10 of *The Municipal Act*;

AND WHEREAS, in order to complete such undertaking, it will be necessary for the Rural Municipality of West St. Paul to borrow the sum of Two Million, One Hundred and

Twenty Thousand, Six Hundred dollars (\$2,120,600.00) as hereinafter provided, which is the amount of debt intended to be created by this by-law;

AND WHEREAS the consecutive annual amounts, including principal and interest, required to be raised each year for twenty (20) years, as hereinafter provided, for paying the principal and interest under this by-law are the amounts set out in Schedule "A" hereto;

AND WHEREAS the requirements as prescribed in Sections 318, 319, and 320 of *The Municipal Act* have been complied with;

AND WHEREAS the existing debenture debt of the Rural Municipality of West St. Paul is \$6,620,844.56 of which no portion of the principal or interest thereon is in arrears;

NOW THEREFORE the Council of the Rural Municipality of West St. Paul duly assembled, enacts as follows:

1. **THAT** pursuant to subsection 320(1) of *The Municipal Act* the Rural Municipality of West St. Paul adopt Local Improvement Plan No. 2019-01 attached hereto as Schedule "B".
2. **THAT** the Rural Municipality of West St. Paul may expend up to Two Million, One Hundred and Twenty Thousand, Six Hundred dollars (\$2,120,600.00) for the purpose of the installation of wastewater service pipes in the area known as Rossmore/Addis Avenues as indicated in the attached Schedule "B" as a Local Improvement.
3. **THAT** for the aforesaid project, the municipality may borrow the said sum of Two Million, One Hundred and Twenty Thousand, Six Hundred dollars (\$2,120,600.00); such borrowing shall be issued by the Rural Municipality of West St. Paul in the Province of Manitoba, and shall be payable at the Sunova Credit Union in Teulon, Manitoba or in the City of Winnipeg, Canada at the holder's option, and shall be dated the 31st day of December A.D. 2019.
4. **THAT** the said borrowing shall bear interest at a rate estimated for the time being at 6.25% per annum, and subject in any event to the authorization of The Municipal Board at the time of sale, payable annually during their currency, and shall mature in accordance with the maturities set out in Schedule "A", hereto on the 31st day of December in each of the years 2020 to 2039, both inclusive.
5. **THAT** each of the said borrowing shall be signed by the Mayor of The Rural Municipality of West St. Paul, or by some other person authorized by by-law to sign the same, and by the Chief administrative Officer of The Rural Municipality of West St. Paul, and there shall be affixed thereto the corporate seal of the said municipality, and the coupons, if any, attached hereto, shall be signed by the

Chief Administrative Officer, whose signatures thereon may be by lithograph or other mechanical means.

6. **THAT** during the currency of the said borrowing; namely in each of the years 2020 to 2039, both inclusive, there shall be raised annually by special per parcel rate on all the benefiting properties located within the area known as Rossmore and Addis Avenues and described in Schedule "C" hereto attached, with an amount sufficient to provide the principal and interest requirement hereunder.
7. **THAT** pursuant to the provisions of The Municipal Act, pending the issue of the borrowing, the Council of The Rural Municipality of West St. Paul may agree with a bank or person for temporary advances from time to time to meet expenditures incurred for the purpose aforesaid, such advances in total not to exceed the sum of Two Million, One Hundred and Twenty Thousand, Six Hundred dollars (\$2,120,600.00).
8. **THAT** at any time prior to or within (30) days following completion of the work, any ratepayer of the area affected by the local improvement may commute and pay in one principal sum that part of his/her share of the debt herein authorized in respect of the special per parcel and/or frontage rates provided herein to the said Chief Administrative Officer of the Rural Municipality of West St. Paul and thereafter no special rate per parcel and/or frontage rates shall be levied against his/her said lands in respect of the borrowing to be authorized herein.

DONE AND PASSED by the Council of The Rural Municipality of West St. Paul in regular session assembled this _____ day of _____ A.D. 2019.

RURAL MUNICIPALITY OF WEST ST. PAUL

Mayor

Chief Administrative Officer

Read a first time this _____ day of _____, A.D. 2019.

Read a second time this _____ day of _____, A.D. 2019.

Read a third time this _____ day of _____, A.D. 2019.

RM OF WEST ST. PAUL
SCHEDULE A TO BYLAW 2019-01
SEWER INSTALLATION & SURFACE RESTORATION
ROSSMORE & ADDIS
Local Improvement Debenture Issue

Term (Yrs):	20	Amount:	2,120,600.00
Date:	December 31, 2019	Rate (%):	6.25
Payable:	December 31, 2020-2039	Annual Payment:	188,653.39
# of Days	365	Adjusted First Year's Payment:	188,653.39
		Adjusted Last Year's Payment:	188,653.37

MATURITY SCHEDULE

Year	Interest	Principal	Balance
2020	132,537.50	56,115.89	2,064,484.11
2021	129,030.26	59,623.13	2,004,860.98
2022	125,303.81	63,349.58	1,941,511.40
2023	121,344.46	67,308.93	1,874,202.47
2024	117,137.65	71,515.74	1,802,686.73
2025	112,667.92	75,985.47	1,726,701.26
2026	107,918.83	80,734.56	1,645,966.70
2027	102,872.92	85,780.47	1,560,186.23
2028	97,511.64	91,141.75	1,469,044.48
2029	91,815.28	96,838.09	1,372,206.39
2030	85,762.90	102,890.47	1,269,315.92
2031	79,332.25	109,321.12	1,159,994.80
2032	72,499.68	116,153.69	1,043,841.11
2033	65,240.07	123,413.30	920,427.81
2034	57,526.74	131,126.63	789,301.18
2035	49,331.32	139,322.05	649,979.13
2036	40,623.70	148,029.67	501,949.46
2037	31,371.84	157,281.53	344,667.93
2038	21,541.75	167,111.62	177,556.31
2039	11,097.27	177,556.31	-
TOTALS	1,652,467.79	2,120,600.00	3,773,067.79

**RURAL MUNICIPALITY OF WEST ST. PAUL
SCHEDULE "B" TO BY-LAW NO. 2019-01
LOCAL IMPROVEMENT PLAN NO. 2019-01**

**INSTALLATION OF WASTEWATER SEWER PIPES INCLUDING SURFACE
RESTORATION IN THE RM OF WEST ST. PAUL IN THE AREA KNOWN AS
ROSSMORE AND ADDIS AVENUES**

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

(a) DESCRIPTION OF THE PROPOSED LOCAL IMPROVEMENT

The Local Improvement proposed herein involves the following:

Installation of wastewater sewer pipes, including surface restoration.

The residents known as the current Rossmore and Addis Avenue residents are currently supplied water by individual wells and sewer treatment is serviced by holding tanks and/or septic fields.

Council has concerns regarding potential liability claims due to failing private septic systems allowing untreated wastewater to enter into municipal road allowance ditches. To promote environmental stewardship in the RM, Council was approved funding under the Clean Water and Wastewater Fund to install a gravity sewer collection system and eliminate environmental concerns with all private septic systems in this LID.

The project has been initiated by the Council of the RM of West St. Paul to provide a cost-effective means of treating wastewater while protecting the health of the community located within the Manitoba Conservation Red River Corridor Designated Area that was established in 2009 by Provincial Regulation.

There is a public health concern and potential environmental issues for the nearby Red River due to septic fields failing and grey water and wastewater being diverted into municipal ditches. The existing homeowners are in the Red River Corridor where the installation of new septic fields is prohibited.

In 2013 Council of the RM of West St. Paul passed By-Law 2013-05 wherein it provided for the construction of a main trunk line and lateral service lines along Main Street for a Wastewater System within the municipality with an estimated cost of \$16,000,000.00. Funding was received from the Canada-Manitoba Building Canada Fund – Communities Component (BCF-CC) program in the amount of \$8,000,000.00 and from the Manitoba Water Services Board in the amount of \$2,000,000.00.

Local Improvement Plans for local servicing of properties have previously been approved in the areas known as Riverdale, Lister Rapids, River Springs and Rivercrest.

All work on private property and the connection cost to the City of Winnipeg will be paid directly by the property owner at the time of connection.

(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) as identified on the attached Schedule "C" and the attached map.

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

Under this Local Improvement plan, council is proposing to create a new LID which would include the following:

- The owners of the rateable property in the LID known as Rossmore and Addis Avenues.

(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 special per parcel rate of the lands benefited by the improvement or service for the LID. The rates are to be calculated as follows:

Per Parcel Rate

- Cash option of \$19,818.69 per parcel
- Finance option of \$1,763.12 per parcel to be levied annually for 20 years

Pursuant to Section 325 of The Municipal Act, any potential taxpayer within the LID 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 shall be levied against his/her property.

It shall also be a requirement that all benefiting property owners within the LID connect to the proposed gravity wastewater sewer system within five (5) years as per the following regulation:

The Onsite Wastewater Management System Regulation 83/2003 of The Environment Act of Manitoba states in part as follows:

“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 systems; 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 five years from the day that the wastewater collection system was installed; or
- d. the transfer or subdivision of the land.”

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

Total cost of the project is estimated at \$4,127,010.75. The Rural Municipality of West St. Paul has been approved for grants totalling \$2,076,250. These grants are from the Manitoba Water Services Board Clean Water and Wastewater Fund (CWWF). The remaining balance of \$2,120,600.00 will be borrowed.

Item	Description	Unit Amount
1	Sewer Installation	1,848,000.00
2	Manhole	456,000.00
3	Video Inspection	35,000.00
4	Sewer Service Installation	576,875.00
5	Sewer Service Risers	27,000.00
6	Pavement Restoration	112,500.00
7	Obstruction Removal	15,000.00
8	Engineering & Contingency 25%	867,593.75
9	MWSB Project Management	75,000.00
Subtotal		4,012,968.75
10	RM Costs	114,042.00
Total Project Costs		4,127,010.75
less Grant		(2,006,484.38)
Cost to Ratepayer		2,120,600.00*

*Rounded up to the next 100 dollars

(f) **Particulars of Borrowing**

Amount: \$2,120,600.00
Term: 20 years
Interest: Estimated at 6.25%
Annual Payment: \$188,653.39

(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 15th day of January, 2019.

RURAL MUNICIPALITY OF WEST ST. PAUL
SCHEDULE "C" TO BY-LAW NO. 2019-01
INSTALLATION OF WASTEWATER SEWER PIPES,
INCLUDING SURFACE RESTORATION
LOCAL IMPROVEMENT PLAN 2019-01
Pursuant to Section 315 of the Municipal Act

On the following properties:

Roll #	Cash Option	Finance Option
5800	19,818.69	1,763.12
5850	19,818.69	1,763.12
6000	19,818.69	1,763.12
6100	19,818.69	1,763.12
6200	19,818.69	1,763.12
6300	19,818.69	1,763.12
6400	19,818.69	1,763.12
6500	19,818.69	1,763.12
6600	19,818.69	1,763.12
6700	19,818.69	1,763.12
6800	19,818.69	1,763.12
6900	19,818.69	1,763.12
7000	19,818.69	1,763.12
7100	19,818.69	1,763.12
7200	19,818.69	1,763.12
7300	19,818.69	1,763.12
7500	19,818.69	1,763.12
7600	19,818.69	1,763.12
7700	19,818.69	1,763.12
7800	19,818.69	1,763.12
7900	19,818.69	1,763.12
8000	19,818.69	1,763.12
8100	19,818.69	1,763.12
8200	19,818.69	1,763.12
8500	19,818.69	1,763.12
8550	19,818.69	1,763.12
8600	19,818.69	1,763.12
8650	19,818.69	1,763.12
8700	19,818.69	1,763.12
8800	19,818.69	1,763.12
8900	19,818.69	1,763.12
9000	19,818.69	1,763.12
9100	19,818.69	1,763.12
9200	19,818.69	1,763.12
9300	19,818.69	1,763.12

9400	19,818.69	1,763.12
9500	19,818.69	1,763.12
9600	19,818.69	1,763.12
9650	19,818.69	1,763.12
9700	19,818.69	1,763.12
9800	19,818.69	1,763.12
9900	19,818.69	1,763.12
10000	19,818.69	1,763.12
10100	19,818.69	1,763.12
10200	19,818.69	1,763.12
10300	19,818.69	1,763.12
10350	19,818.69	1,763.12
10400	19,818.69	1,763.12
10500	19,818.69	1,763.12
10600	19,818.69	1,763.12
10700	19,818.69	1,763.12
10800	19,818.69	1,763.12
10900	19,818.69	1,763.12
11000	19,818.69	1,763.12
11100	19,818.69	1,763.12
13800	19,818.69	1,763.12
13840	19,818.69	1,763.12
13900	19,818.69	1,763.12
13950	19,818.69	1,763.12
14000	19,818.69	1,763.12
14100	19,818.69	1,763.12
14200	19,818.69	1,763.12
14300	19,818.69	1,763.12
14400	19,818.69	1,763.12
14500	19,818.69	1,763.12
14600	19,818.69	1,763.12
14700	19,818.69	1,763.12
14800	19,818.69	1,763.12
14900	19,818.69	1,763.12
15000	19,818.69	1,763.12
15100	19,818.69	1,763.12
15200	19,818.69	1,763.12
15300	19,818.69	1,763.12
15400	19,818.69	1,763.12
15500	19,818.69	1,763.12
15550	19,818.69	1,763.12
15600	19,818.69	1,763.12
15700	19,818.69	1,763.12
15800	19,818.69	1,763.12
15900	19,818.69	1,763.12
16050	19,818.69	1,763.12

16100	19,818.69	1,763.12
16110	19,818.69	1,763.12
25000	19,818.69	1,763.12
25050	19,818.69	1,763.12
25100	19,818.69	1,763.12
25190	19,818.69	1,763.12
25195	19,818.69	1,763.12
25200	19,818.69	1,763.12
25400	19,818.69	1,763.12
25475	19,818.69	1,763.12
25500	19,818.69	1,763.12
25600	19,818.69	1,763.12
25700	19,818.69	1,763.12
25800	19,818.69	1,763.12
25900	19,818.69	1,763.12
26000	19,818.69	1,763.12
26097	19,818.69	1,763.12
26100	19,818.69	1,763.12
26200	19,818.69	1,763.12
26300	19,818.69	1,763.12
26400	19,818.69	1,763.12
26450	19,818.69	1,763.12
26500	19,818.69	1,763.12
27200	19,818.69	1,763.12
27285	19,818.69	1,763.12
27290	19,818.69	1,763.12
Totals	2,120,599.83	188,653.84

Total Cash Option: \$2,120,599.83

Total Finance Option: \$ 188,653.84

The map displays a residential area with a grid of streets. A large area is outlined in black, indicating a specific development or project area. The map also shows several parks, including McNaughten Park and Kirkham Park. The map is oriented with North at the top.

1:9,028

