

What are we proposing?

- A new regional wastewater collection system to service the R.M. of West St. Paul.
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 Study by Stantec Consulting Ltd.

Background

The RM currently does not have a trunk wastewater collection system or a central treatment facility. Existing development is serviced by private septic tanks and fields or gravity sewer connections to one of several small wastewater treatment plants designed for individual subdivisions.

Manitoba Conservation has implemented more stringent treatment requirements. In light of those requirements the RM plans to provide wastewater service to the Municipality.

Connection to the City of Winnipeg sewer system would be the simplest and the cheapest alternative.

Why?

- There are a large number of failing septic fields within the R.M. of West St. Paul that will require either replacement with holding tanks or connection to an improved wastewater treatment system
- There are four wastewater treatment plants owned and operated by the R.M. that do not provide the standard of treatment currently required by MB Conservation.
- Others plants not meeting standards include, Middlechurch Home, WSP School and St. Benedict's.

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.

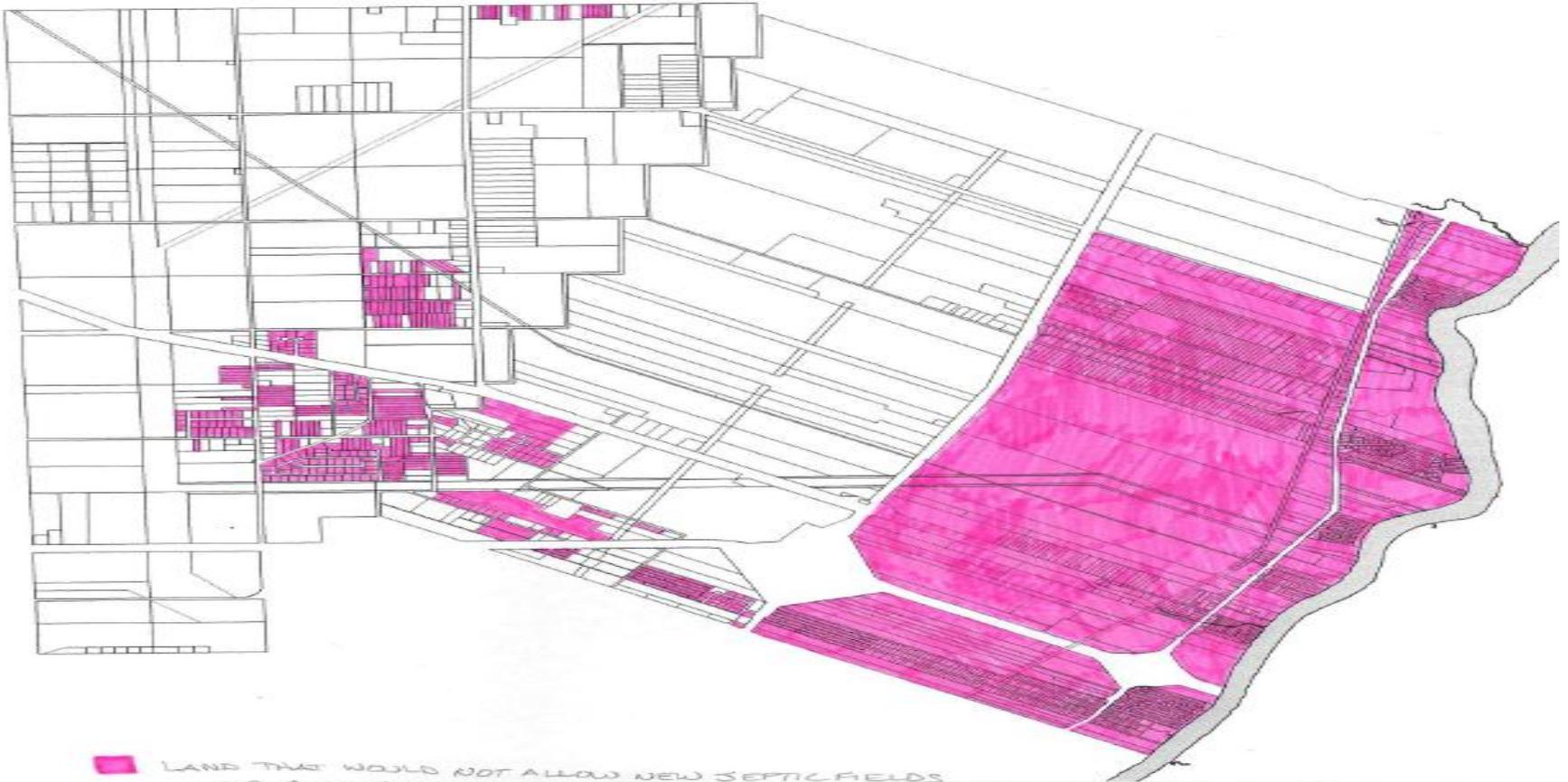
- **If you are less than 198 foot frontage**

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.



Manitoba Conservation disposal fields regulation

Map showing the areas that do not meet the minimum site width



■ LAND THAT WOULD NOT ALLOW NEW SEPTIC FIELDS
- MB CONSERVATION'S SIZE OR FRONTAGE REQUIREMENTS OF
RED RIVER CORRIDOR DESIGNATION



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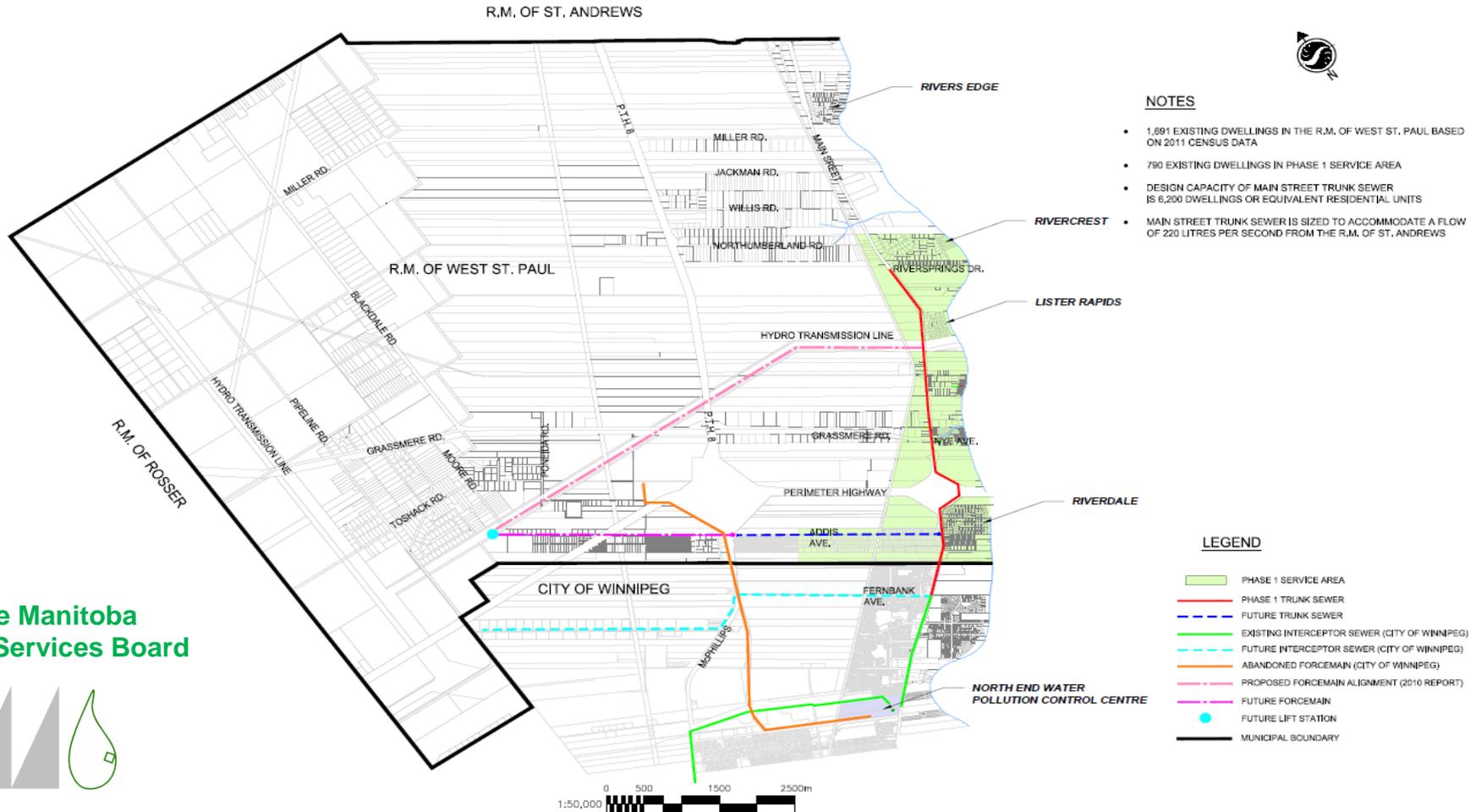
Table 1.0 Summary of Capital Costs

Description	Alternative 1 West St. Paul Stand Alone 4,500 Dwellings or equivalent Residential units Year 2008	Alternative 2 West St. Paul St. Andrews Regional 1,500 Dwellings or equivalent Residential units Year 2010	Alternative 3 City Winnipeg Regional 6,200 Dwellings or equivalent Residential units Year 2013	Cost Saving by choosing Alternative 3 City of Winnipeg Main Street Trunk Gravity Sewer
Wastewater Treatment Plant (WTP)	\$18,566,000.00	\$18,000,000.00 RM WSP cost \$9,000,000.00	Not Applicable \$0.00	
Trunk Sewer	\$15,052,000.00	\$14,304,000.00	\$16,000,000.00	
Total	\$33,618,000.00	\$23,304,000.00	\$16,000,000.00	#1 \$17,618,000.00 #2 \$7,304,000.00

Note the Estimated annual Operation and Maintenance costs for the WTP \$680,000.00 are not included. The Choice of not building a Wastewater Treatment Plant and connecting to the City of Winnipeg Main Street Trunk was based on **Saving the ratepayers: Alternative #1 \$17,180,000.00**
Alternative #2 \$7,304,000.00

Future Servicing Concepts

1. Lift station and force main utilizing Manitoba Hydro Right of way to Main Street Trunk
2. Lift station and force main to Addis trunk to Main Street Trunk
3. Utilize the existing City of Winnipeg Force main from the Sludge Drying beds to NEWPCC



NOTES

- 1,691 EXISTING DWELLINGS IN THE R.M. OF WEST ST. PAUL BASED ON 2011 CENSUS DATA
- 790 EXISTING DWELLINGS IN PHASE 1 SERVICE AREA
- DESIGN CAPACITY OF MAIN STREET TRUNK SEWER IS 6,200 DWELLINGS OR EQUIVALENT RESIDENTIAL UNITS
- MAIN STREET TRUNK SEWER IS SIZED TO ACCOMMODATE A FLOW OF 220 LITRES PER SECOND FROM THE R.M. OF ST. ANDREWS

LEGEND

- PHASE 1 SERVICE AREA
- PHASE 1 TRUNK SEWER
- FUTURE TRUNK SEWER
- EXISTING INTERCEPTOR SEWER (CITY OF WINNIPEG)
- FUTURE INTERCEPTOR SEWER (CITY OF WINNIPEG)
- ABANDONED FORCEMAIN (CITY OF WINNIPEG)
- PROPOSED FORCEMAIN ALIGNMENT (2010 REPORT)
- FUTURE FORCEMAIN
- FUTURE LIFT STATION
- MUNICIPAL BOUNDARY



Building Canada Fund (BC)

- The Fund works by making investments in public infrastructure owned by provincial, territorial and municipal governments.
- Generally speaking, municipal projects are cost-shared on a one-third basis—the maximum federal share is limited to one-third, with matching contributions from the province and municipality.





Building Canada Fund (BC)

- These include projects related to:
- drinking water;
- wastewater;
- public transit;
- the core National Highway System; and
- green energy.

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Water Services Board





Building Canada Fund (BC)

- Our current funding @
 - \$4 million federal
 - \$4 million province
 - \$4 million municipality
 - In addition the Manitoba Water Services Board has committed another \$2 million
 - Next round of BC grants are in 2014

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WSP Gas Tax Revenue

- On an annual basis the R.M. of West St Paul receives funding of:
 - \$237,801
 - This could service debt of about \$3 million dollars
 - Wastewater projects qualify

Gas Tax

- Canada's Gas Tax Fund supports municipal infrastructure projects that contribute to cleaner air, water and reducing greenhouse gas emissions, and fall into the following categories:
 - Drinking water
 - Wastewater infrastructure
 - Public transit
 - Community energy systems
 - Solid waste management
 - Local roads



Raising Revenue

- In August 2012 West St Paul commissioned a report by a highly rated local property firm
- 35.29 Acres NW Main St at Perimeter Hwy
- Purchased in 2001 for \$286,500
- Estimated market value of land is \$1,500,000 to \$1,800,000 using the direct comparison approach

Raising Revenue

- Currently we collect no tax on property, this property generates zero
- If sold and developed
 - Annual tax collected estimated @ \$75,000 annual
 - Capital levies collected:
 - Sewer reserve levy \$175,000 (35 million or 70 homes)
 - Dedication fees estimated at \$400,000 (@ \$6900)



Raising Revenue

NEXT FIVE YEARS

Developer	Number of Lots	Capital Levy	Amount	General levies @\$6900
Inside Perimeter	500	\$2500	\$1,250,000	\$3,450,000
COW lot	155	\$2500	387500	1,069,500
Whistler	61	\$2500	187,500	274,500*
Lister Area	13	\$2500	32,500	89,700
St.B Area	60	\$2500	150,000	414,000
Main St Area	100	\$2500	250,000	690,000
West	60	\$2500	150,000	414,000
N of RC	100	\$2500	250,000	690,000
Misc	50	\$2500	125,000	345,000
North of R.E.	122	\$2500	305,000	841,800
Total	1221	\$2500	\$3,052,500	\$8,244,000

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Raising Revenue

- Therefore 1221 homes @ an average assessment of \$400,000
 - Additional assessment of \$488,400,000
 - Current assessment base is \$307,000,000
- Commercial \$70,000,000
- Potential Assessment value in 2015 \$865,400,000
- ` 282% increase

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Can We Afford to Borrow

- Under the current provincial borrowing guidelines.
 - The R.M. of West St Paul has the capacity to borrow additional \$19,440,000. (after out current commitments)
 - The R.M. of West St Paul has the capacity for debt repayment of \$794,430 annually.
 - Our by-law will be based of \$4,500,000 and repayment of \$376,557(20yr)



Forecast for 2015 Borrowing

General Borrowing at Large	\$4,500,000
Less:	
Land Sale listed @ \$1.8 million	\$1,500,000
Capital Levy @ 500 lots @\$2500	1,250,000
Commercial levy@ \$2500 per 500k	250,000
Total Borrowing (on 2015 tax bill)	\$ 1,500,000

* Gas Tax \$237,801 annual

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What's MY COST?

- *Based on borrowing of 1.5 million*
- *Per \$100,000 assessment*
- *Not on Tax bill until 2015 at earliest*

Annual Payment & interest rate	\$362,000,000 assessment base	\$500,000,000 assessment base
\$125,919 (5.5%)	\$15.60	\$11.30
\$111,597 (4.125%)	\$13.87	\$10.05
\$104,209 (3.6%) current rate	\$12.95	\$9.38



Economics

One of the greatest benefits of this project is that it will not only raise land values in the short term, which benefits the community as a whole, but it will ensure a larger tax base into the future. The higher property values of our homes is significant, but so too is the larger tax base that allows us to put more money back into our community with things like recreational infrastructure and neighbourhood improvements.



Benefits

- On this point, there will be clear benefits to everyone. Your home will be worth more.
- Land values will go up, while health and environmental impacts will go down.
- 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.



Timing

- Our timeline for this project is governed by Ottawa.
- We have brought millions of dollars in federal infrastructure funding directly to WSP.
- There is an expiration date on that funding package (Sept 2015)



Timing

- We know
 - Securing the dollars for the community was the right move.
- BUT
 - It has also meant a restricted timeline
 - This moving quickly is for all of us and we appreciate the understanding
 - We are bringing in significant investment and we do not want to let those dollars go.



Moving Forward

- We know there are our strong feelings and strong opinions in our community about this project and how it should be paid for.
- We want to be clear that we are listening.
- We take your views very seriously



Moving Forward

- Our goal as an RM is to make a 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
- This has not been an easy process for any of



