



West St. Paul Town Hall Meeting

Wastewater Sewer Servicing

Nye, Baldock, Evelyn, Hiawatha, Kenabeek & Minnehaha

Background - What is Proposed?



- Installation of sewers on:
 - Nye, Baldock, Evelyn, Hiawatha, Kenabeek & Minnehaha
 - Extend municipal sewer service to 114 properties.
- Sewer services will be installed for each lot from the sewer main to the property line.
- A sewage pumping station is also proposed for properties on Kenabeek, Hiawatha and Minnehaha.

Background - Why?



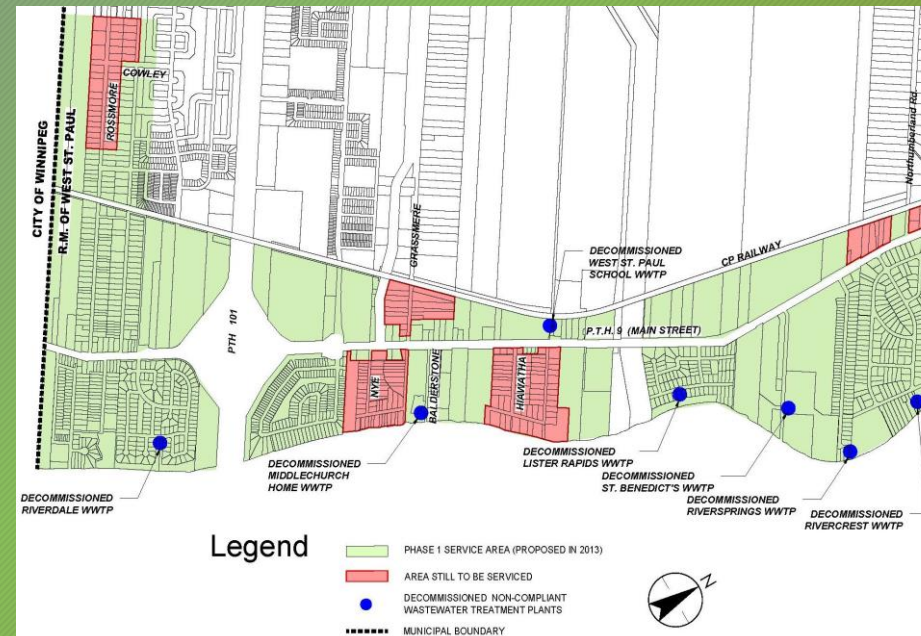
- In 2009 the Province of Manitoba established the Red River Corridor Designated Area.
- Within this area replacement or modification of failing septic fields is prohibited.
- Homes with failing wastewater systems will be required by Provincial regulation to install holding tanks if a wastewater sewer is not in place.
- The Municipality is making service available to residents now, so tanks are not required as fields fail.



Background - Why?



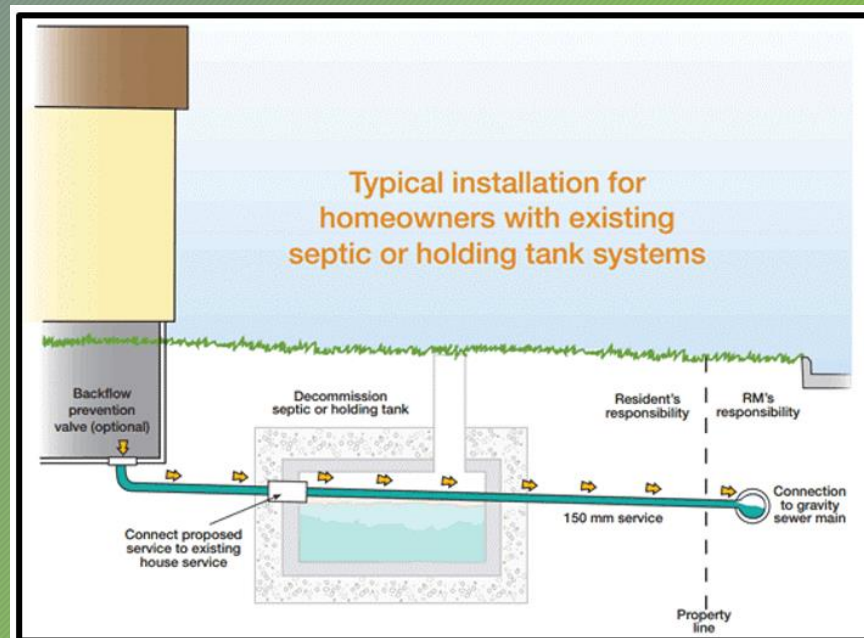
- The Municipality continues efforts to extend municipal wastewater service to properties within the Red River Corridor Designated Area.
- Progress has been made:



Background - How?



- A connection is typically made between the house connection and the municipal sewer.
- The municipality is responsible for the connection up to the property line.



Background - What is the Cost?



- The project budget is approximately \$6,160,000.
 - Manitoba Water Services Board Grant = 50% of the cost (maximum \$3.6M).
 - A Local Improvement District will be created to fund the Municipal Cost.
 - 114 benefitting properties will contribute to this cost
 - The Municipality has pursued other sources of grant funding to lessen the cost to the affected properties.
 - \$512,317 from the Provincial Strategic Infrastructure Fund
 - \$51,209 from interest accrued on Provincial Funding (as of August 31, 2023)
- When the cost of installing and emptying wastewater tanks is considered, installation of sewer improvements offers the most cost-effective long-term solution.

Background - Cost Comparison



RM Sewer (Utility Bills)		RM Sewer (Utility Bills)		Private Holding Tank	
Average Yearly Sewer Utility Bill	\$ 788	Average Yearly Sewer Utility Bill	\$ 788	Average Yearly Pump Out Cost	\$ 3,440
10 Year Operating Costs	\$ 7,880	10 Year Operating Costs	\$ 7,880	10 Year Operating Costs	\$ 34,400
CAPITAL COST OF WASTERWATER SERVICES		CAPITAL COST OF WASTERWATER SERVICES		CAPITAL COST OF HOLDING TANK	
Hiawatha, Minnehaha, Kenabeek		Evelyn, Nye, Baldock			
Cost of LID	\$ 26,701	Cost of LID	\$ 16,912	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	\$ 45,169	Total Capital Cost	\$ 35,380		
After 10 years incl. Operating Costs	\$ 53,049	After 10 years incl. Operating Costs	\$ 43,260	After 10 years incl. Operating Costs	\$ 49,400
After 20 years incl. Operating Costs	\$ 60,929	After 20 years incl. Operating Costs	\$ 51,140	After 20 years incl. Operating Costs	\$ 83,800

Background - When?

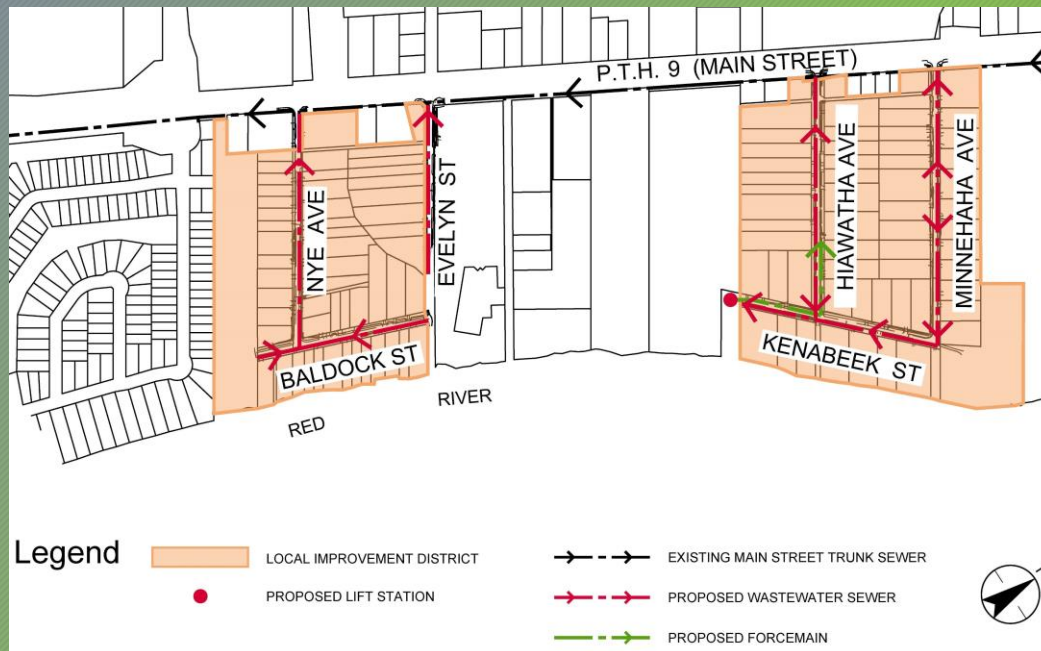


- Information package will be mailed to residents in these Local Improvement areas next week.
- Public Hearing is scheduled for November 2, 2023.
- Pending approval of the Local Improvement Plan, construction could begin in early to mid 2024.
- Construction is anticipated to take several months to complete.

Proposed Project



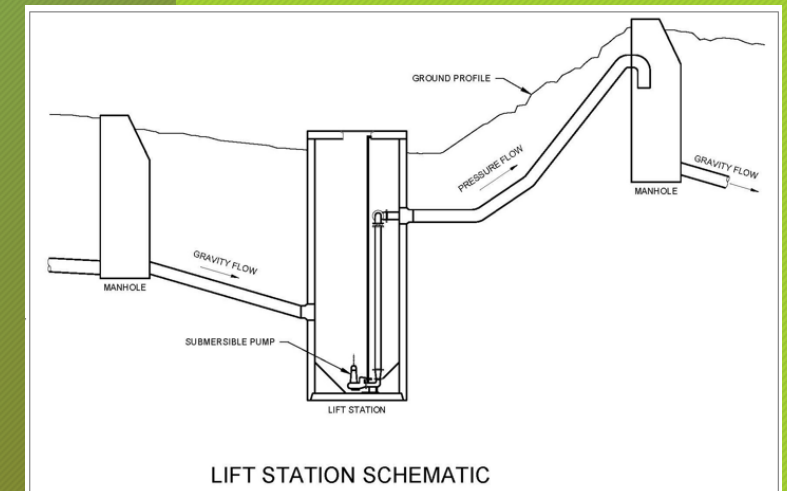
- The proposed project has two subcatchment areas:
 - Nye, Baldock, Evelyn
 - Hiawatha, Kenabeek, Minnehaha



Proposed Project



- Each area has been costed separately:
 - Nye, Baldock, Evelyn
 - 54 properties
- Hiawatha, Kenabeek, Minnehaha
 - 60 properties
 - Sewage Pumping Station Required
 - Need to move wastewater from a lower elevation to a higher elevation



Cost to Residents



- Different costs to service results in a different cost to residents in each area:

Description	Amount
Hiawatha Avenue, Minnehaha Avenue, Kenabeek Street	\$3,797,348.00
Nye Avenue, Baldock Street, Evelyn Avenue	<u>\$2,360,408.00</u>
Total Project Costs	\$6,157,756.00
less 50% Grant Funding	(3,078,878.00)
less Provincial Strategic Infrastructure Fund	(512,317.00)
less Interest on MWSB Funding	<u>(51,209.00)</u>
Cost to Ratepayer	\$2,515,352.00

Cost to Residents



Estimated Municipal Share of Project	\$2,515,352
Term	20 YEARS
Estimated Interest Rate	7.775%

Annual Payment

Hiawatha, Kenabeek, Minnehaha	\$160,452.93
Nye, Baldock, Evelyn	\$91,466.59

Cost to Residents



Hiawatha, Kenabeek, Minnehaha

Cash Option	\$26,701.35 per parcel
Finance Option	\$2,674.22 per parcel (to be levied annually for 20 years)

Nye, Baldock, Evelyn

Cash Option	\$16,912.41 per parcel
Finance Option	\$1,693.83 per parcel (to be levied annually for 20 years)

- Charges will be finalized and levied upon completion of the project.
- Residents will have 30 days after written notification to select the cash or finance option.

Cost Comparison



June		October		Reduction
Municipal Share of Project	3,600,000.00	Municipal Share of Project	2,515,351.48	(1,084,648.52)
Term	20 years	Term	20 years	
*Estimated Interest Rate	7.400%	*Estimated Interest Rate	7.775%	
Hiawatha, Minnehaha, Kenabeek		Hiawatha, Minnehaha, Kenabeek		
Per Parcel - Cash Option	35,416.67	Per Parcel - Cash Option	26,701.35	(8,715.32)
Per Parcel - Finance Option	3,447.72	Per Parcel - Finance Option	2,674.22	(773.50)
Evelyn, Nye, Baldock		Evelyn, Nye, Baldock		
Per Parcel - Cash Option	27,314.81	Per Parcel - Cash Option	16,912.41	(10,402.40)
Per Parcel - Finance Option	2,659.03	Per Parcel - Finance Option	1,693.83	(965.20)

Other Costs



- Buy-in Charge Levied by the City of Winnipeg
 - Residential properties currently have a one-time buy-in charge of \$3,100.
 - Pays for wastewater treatment capacity at the City.
 - Charged on first utility bill after connecting to the wastewater system.
 - Price can be expected to increase with time.
- Sewer Service Piping/Connection
 - Installation of the sewer service on your property from the property line to your house.
 - Must be completed by a licensed 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.

Other Costs



- Water Meters
 - Required to estimate wastewater generation and billing.
 - Installation of the meters will be completed by the Municipality.
 - Residents will have a one-time charge of \$367.58 plus installation if not already installed.
 - This will be invoiced on the first utility bill after connecting to the wastewater service.
 - Water meters are equipped with remote monitoring capabilities.

Local Improvement Plan Process



- According to the Municipal Act:
 - Local Improvement Process can be initiated by Council or a petition.
 - The Local Improvement plan is then prepared.
 - Notice is then given to each potentially affected taxpayer.
 - If fewer than 2/3 of taxpayers object, Council gives First Reading.
 - Council submits By-law to the Municipal Finance Officer.
 - Municipal Finance Officer forwards By-law package to the Municipal Board.
 - If 25 or 10% of taxpayers object, Municipal Board holds a public hearing.
 - Municipal Board approves, amends, or rejects the by-law.