

Rural Municipality of East St. Paul

Schedule B to By-law No. 2008-20

Sewage Treatment Plant Upgrade

Local Improvement Plan – (LID #9) –No. 2008-01

Pursuant to Section 315 of *The Municipal Act*

A. Description of the proposed Local Improvement:

The RM of East St. Paul must upgrade their current sewage treatment plant to include new environmental requirements under Manitoba Conservation and recommendations of the Lake Winnipeg Stewardship Board. A new ultraviolet disinfection systems facility to replace the use of chlorine will be established while biological phosphorus removal will also be incorporated at the sewage treatment plant. The total cost of the upgrade project is estimated at \$1,300,000.00. The RM of East St. Paul Sewage Treatment Plant will also be expanded at a cost of \$3,300,000.00 in conjunction with the required upgrade. This portion of the project costs will be paid from the Sewer Utility Reserve Fund and the Gas Tax Reserve Fund. A copy of the "Opinion of Probable Construction Cost" dated March 20, 2008 and prepared by Stantec Consulting Ltd. is attached for information. Appendix 1

B. Identification of the local improvement district (LID #9):

The local improvement district will include all properties in the municipality other than property described in section 21 of *The Municipal Assessment Act* which are connected to the RM of East St. Paul sewage system.

C. Identification of the potential taxpayers:

The potential taxpayers will be the property owners of all taxable, grant-in-lieu and otherwise exempt properties in the municipality which are connected to the RM of East St. Paul sewage system and are described in Schedule "C".

D. Method and Rate for calculation of the proposed local improvement tax:

The method to be used for calculating the proposed local improvement tax will be based on an amount for each parcel of land on property that is real property, described in Schedule "C". The rate will be:

Finance cost - \$73.80 per annum (based on one (1) residential unit equivalent (REU) for the years 2009 to 2018

The following rateable properties shall have an annual per parcel amount of:

Roll Number	Description	REU	Annual Amount
1809	Bird's Hill School	7	516.60
3750	Service Station/Car wash	10	738.00
58200	Dr. Hamilton School	7	516.60
58300	Robert Andrews School	7	516.60
80800	Ludwick Catering	4	295.20
83600	Sobeys	4	295.20
84010	Bird's Hill Manor	5	369.00
84650	Bird's Hill Plaza	12	885.60
88500	3111 Bird's Hill Road	7	516.60
91550	River East/Transcona Bus Garage	2	147.60
91790	Municipal Admin/Police	2	147.60
91800	Municipal Public Works/CS/Fire Hall	2	147.60

Or a

Lump-sum cost (pre-payment amount) of \$518.34 per one (1) residential unit equivalent (REU) due and payable January 1st, 2009.

The following rateable properties shall have an annual per parcel amount of:

Roll Number	Description	REU	Pre-payment Amount
1809	Bird's Hill School	7	3,628.38
58200	Dr. Hamilton School	7	3,628.38
58300	Robert Andrews School	7	3,628.38
80800	Ludwick Catering	4	2,073.36
82700	Service Station/Car wash	10	5,183.40
83600	Sobeys	4	2,073.36
84010	Bird's Hill Manor	5	2,591.70
84650	Bird's Hill Plaza	12	6,220.08
88500	3111 Bird's Hill Road	7	3,628.38
91550	River East/Transcona Bus Garage	2	1,036.68
91790	Municipal Admin/Police	2	1,036.68
91800	Municipal Public Works/CS/Fire Hall	2	1,036.68

Pursuant to section 325 of The Municipal Act, all taxpayers will be offered the option to pre-pay their portion of the local improvement tax by the above noted date.

E. Estimated Cost:

The total estimated cost of the local improvement is \$1,300,000.00 allocated to the upgrade and \$550,907.58 interest over the ten (10) year repayment period for a total of \$1,850,907.58.

Description	Amount
R.M of East St. Paul Sewage Treatment Plant Expansion	\$1,056,250.00
Contingency Allowance	\$72,000.00
Engineering Costs (15/%)	\$169,250.00
Cash Allowance for Hydro	\$2,500.00
Total upgrade project cost	\$1,300,000.00

F. Source of funding:

The total cost of the local improvement is \$1,300,000.00 and will be solely borne by potential property owners.

G. Estimated amount of money to be borrowed:

Amount: \$1,300,000.00

Maximum rate: 7% interest

Term: ten (10) year term

Annual payment: \$185,090.75

H. Annual funding:

The annual operation or maintenance of the local improvement will be funded through revenues received from the quarterly levy charged to customers of the sewer utility.

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Jerome Mauws, Chief Administrative Officer