

SCHEDULE “B” TO BY-LAW NO. 3-16

RURAL MUNICIPALITY OF ROSSER

LOCAL IMPROVEMENT PLAN NO. 15/02

FOR

**WATER FEEDER MAINS, WATER DISTRIBUTION, LOW PRESSURE
WASTEWATER COLLECTION FOR THE DEVELOPED PORTION OF THE ROSSER
CENTREPORT AREA**

Pursuant to Section 315 of *The Municipal Act*

a) Description of the Proposed Local Improvement

Cartier Regional Water Cooperative has proceeded with the construction of a Water Treatment Plant in Headingley, a Water Transmission Line to the Rural Municipality of Rosser and a Water Reservoir in the Rural Municipality of Rosser. The City of Winnipeg is constructing a Wastewater Inceptor Line along Inkster Avenue to Brookside Boulevard and the boundary of the Rural Municipality of Rosser. With the construction of the water and wastewater infrastructure, this enables the Rural Municipality of Rosser to provide a water distribution and wastewater collection system to the existing commercial development in Phase 1 Stage 1A of the Rosser CentrePort area.

b) Local Improvement Area to be Taxed

The Local Improvement Tax required to service the debt to be issued under this proposal would be levied on all taxable, grant-in-lieu and otherwise exempt properties receiving water and sewer service in Phase 1 Stage 1A of the Rosser CentrePort area and listed in Schedule “C” of By-law No. 3-16.

c) Identification of Potential Taxpayers Under the Plan

Potential taxpayers under this Local Improvement are property owners of taxable, grant-in-lieu and otherwise exempt properties receiving water and sewer service in Phase 1 Stage 1A of the Rosser CentrePort area in the Rural Municipality of Rosser.

d) Method and Rate of Calculating Local Improvement Tax

The method of taxation to be used to calculate the Local Improvement Tax will be based on the acreage of the parcels.

Cash Option (Prepayment):

\$31,457.44 per acre

OR

Finance Option:

An estimated total of \$2,460.81 per acre will be levied annually for 25 years.

Pursuant to section 325 of *The Municipal Act*, potential taxpayers will be permitted to pre-pay their portion of the Local Improvement levy by a date set by council.

e) **Estimated Cost of Local Improvement**

The cost of the entire project is as follows:

| | |
|---|--------------------|
| Cartier Regional Water Cooperative Project Contribution | \$520,070 |
| North Water Feedermain | \$1,920,000 |
| South Water Feedermain | \$1,780,000 |
| Water Distribution Mains | \$10,880,000 |
| Wastewater Collection (Low Pressure Sewer) | <u>\$7,460,000</u> |
| TOTAL COST | \$22,560,070. |

f) **Anticipated Sources of Funding**

| | |
|--|---------------------|
| i) Cartier Regional Water Cooperative (Water) | \$5,000,000 |
| ii) Manitoba Water Services Board (Low Pressure Sewer) | \$1,200,000 |
| iii) Rural Municipality of Rosser Per Acreage, as per Schedule C of By-law 3-16 | <u>\$16,360,070</u> |
| TOTAL FUNDING | \$22,560,070. |

g) **Particular of Debenture Issue**

| | |
|----------------|-----------------|
| Amount | \$16,360,070 |
| Term | 25 years |
| Interest Rate | 6% per annum |
| Annual Payment | \$1,279,794.60. |

h) **Funding of Maintenance of Proposed Local Improvement**

The annual maintenance costs associated with the local improvement proposed herein will be covered under the quarterly utility billing of Rosser CentrePort Water & Wastewater Utility.