

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 listed in Schedules “C, D, E, F, and G” 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 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.

Schedule C Taxpayers (“Local Improvement 2 Area)

Cash Option (Prepayment):

\$15,544.99 per acre

OR

Finance Option:

An estimated total of \$1,216.04 per acre will be levied annually for 25 years.

Schedule D Taxpayers (“Directly Benefitting Property Area”)

An annual mill rate will be levied to raise \$571,798.59 annually for 25 years. The preliminary mill rate for one year is estimated at 4.144 mills

Schedule E Taxpayer (“Rural Area”)

Cash Option (Prepayment):

\$13.23 per acre

OR

Finance Option:

An estimated total of \$1.04 per acre will be levied annually for 25 years.

Schedule F Taxpayers (“Homeowners”)

Cash Option (Prepayment):

\$500 per dwelling

OR

Finance Option:

An estimated total of \$39.11 per dwelling will be levied annually for 25 years.

Schedule G Taxpayers (“Class Code 60 in Rural Area”)

Cash Option (Prepayment):

\$1,500.00 per combined assessment of \$1,000,000.00 and under, or

\$3,000.00 per combined assessment between \$1,000,000.01 and \$5,000,000.00, or

\$5,000.00 per combined assessment of \$5,000,000.01 and over.

OR

Finance Option:

An estimated total of \$117.34 per combined assessment of \$1,000,000.00 and under will be levied annually for 25 years, or

an estimated total of \$234.68 per combined assessment between \$1,000,000.01 and \$5,000,000.00 will be levied annually for 25 years, or

an estimated total of \$391.18 per combined assessment of \$5,000,000.01 and over will be levied annually for 25 years.

Pursuant to section 325 of *The Municipal Act*, potential taxpayers in Schedules C, E, F, and G 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:

North Water Feedermain and Portion of Distribution	\$2,336,882
South Water Feedermain	\$590,000
Water Distribution Mains	\$11,230,000
Wastewater Collection (Low Pressure Sewer)	<u>\$8,000,000</u>
TOTAL COST	\$22,156,882

f) **Anticipated Sources of Funding**

i) Cartier Regional Water Cooperative (Water)	\$4,000,000
ii) Manitoba Water Services Board (Low Pressure Sewer)	\$1,200,000
iii) Rural Municipality of Rosser, as per Schedule C, D, E, F and G of By-law 3-16	<u>\$16,956,882</u>
TOTAL FUNDING	\$22,156,882.

g) **Particular of Debenture Issue**

Amount	\$16,956,882
Term	25 years
Interest Rate	6% per annum
Annual Payment	\$1,326,481.23.

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.