



Henderson Highway Permanent Sewer Project

Improving water protection and quality of life for St. Clements citizens

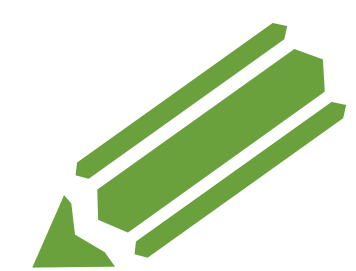
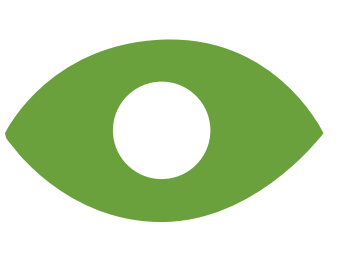


Welcome!

Thank you for attending today's open house on the Henderson Highway Permanent Sewer Project.

The RM of St. Clements is committed to keeping property owners fully informed at each stage of this important project, as well as providing opportunities for public input before decisions are made about future hook-ups and sewage treatment processing capacity.

Today's open house is an important part of this process.

Here's how today's session works:

-  Please sign in and help yourself to refreshments
-  View information posted around the room
-  Share questions or thoughts with RM representatives and project engineers
-  Complete a survey and feedback form to record your input

Thank you!





Project background

In the late 1990s, provincial testing revealed high levels of coliform bacteria in ditch water in South St. Clements. In 2001, the Medical Officer of Health issued an order to the RM of St. Clements to develop plans to address the insanitary conditions.

The Henderson Highway Sewer Project will allow the RM to permanently resolve this long-standing challenge. Completing the sewer has been an important priority for the current St. Clements council and administration, and reflects the RM's commitment to water protection both for today's families and for future generations.

Properties within the area covered by the health order will be the first to be connected to the new sewer line. In future phases, other property owners within the project area will have an opportunity to connect, should there be interest in doing so.

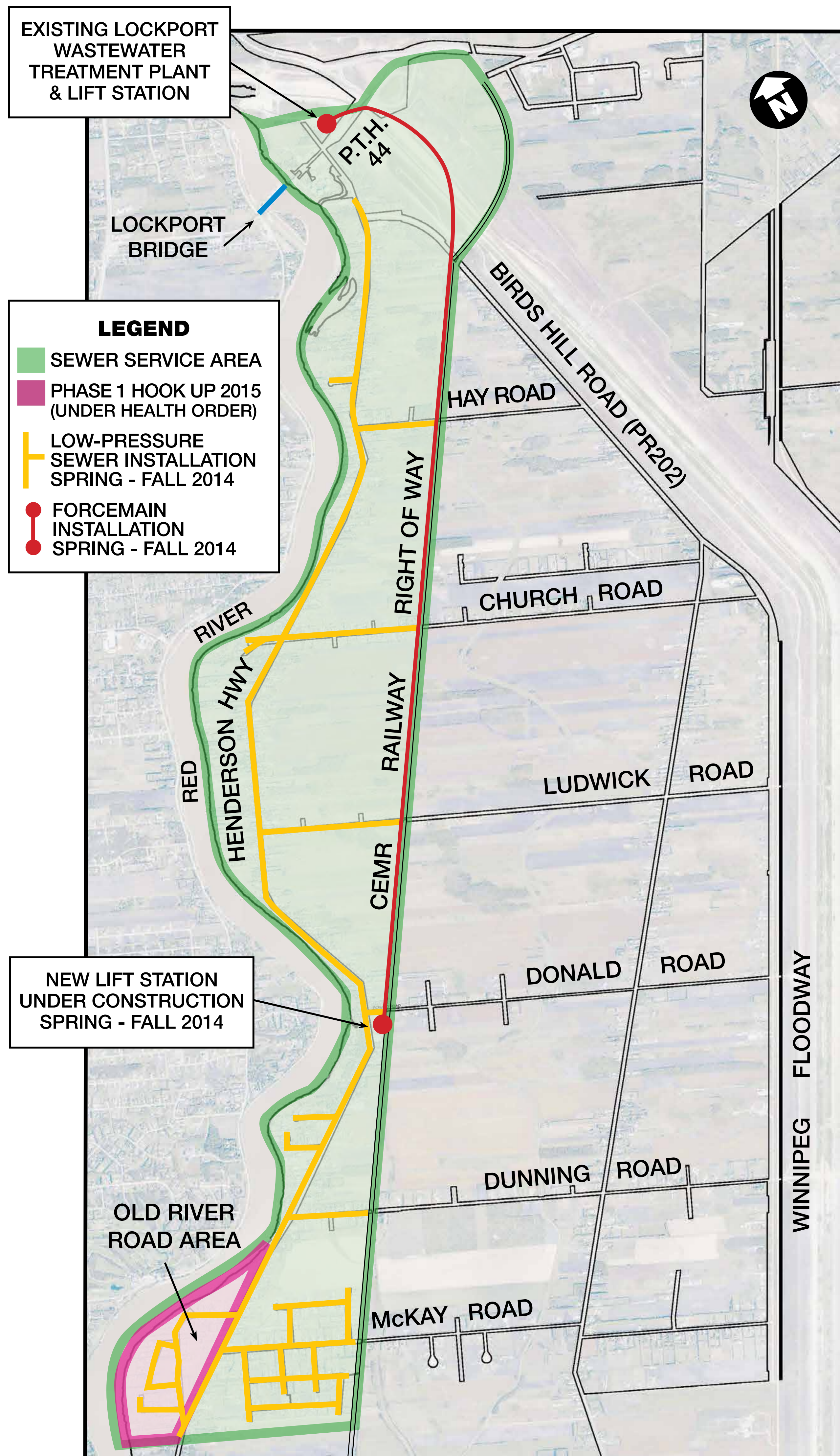
Thinking ahead:

Feedback from Henderson property owners is essential to determining the level of public interest in future hook-ups, as well as to ensure that demand for future hook-ups is aligned with the processing capacity of the Lockport sewage treatment plant.





Project map



When can I hook up?

Phase 1 Hook-up: End of 2014

All required infrastructure will be in place to allow for individual connections to commence in the Old River Road area under the Public Health Order by the end of 2014.

Future Connections:

Timelines for future connections will be based on available processing capacity of present treatment infrastructure, input gathered from public consultations and further study.





Timelines

2012 - 2013

Funding secured

Grant funding from provincial and federal governments secured through Canada-Manitoba Build Canada Fund.

2013

Sewer system engineering & design

Detailed engineering designs are completed for public tendering to construct the sewer project.

Winter

2013 - 2014

Construction contracts awarded

Construction tenders for the main sewer lines tendered and awarded.

Spring 2014

Hook-up costs finalized and public input process

Sewer levy study undertaken by project engineers to determine detailed connection costs for property owners.

Public consultations to determine future interest impacting sewage processing capacity and future connections.

**Spring - Fall
2014**

Construction of main lines

Construction of main sewer lines, forcemain and lift station, followed by installation of lateral collector pipes along east-west roads.

End of 2014

Phase 1 sewer hook-up

All required infrastructure in place to allow for individual connections to commence in the Old River Road area under the Public Health Order.

Future sewer connections

Timelines for future connections will be determined upon further study and with input gathered from public consultations.





Low-pressure sewer system

Benefits and considerations

Typical system used in low-density areas

The type of low-pressure sewer system being installed along Henderson Highway has been used throughout Manitoba for several decades and is most commonly used to service existing low-density developments such as the Henderson project area.

Affordability

The primary benefit of a low-pressure sewer is the substantially lower cost to the property owner. Compared to the gravity-fed sewers found in cities, a low-pressure sewer is significantly more affordable when servicing a lower-density area.

Minimizing disruption to traffic, trees and landscaping

The second benefit is that low-pressure system pipes can be installed using a tunneling method that requires minimal excavation; this minimizes disruption to roads, utilities, trees and landscaping.

Requires pump installation

A low-pressure sewer requires the property owner to install and maintain certain equipment, including a new submersible pump to bring household wastewater from the home to the sewer connection at the property line. The property owner is responsible for this equipment, which is normally installed at the time of connection to the sewer line.





Sewer system cost and funding

Cost of the project

The cost of the new Henderson sewer is approximately \$6 million.

This includes the design, engineering and construction of:

- main lines, forcemain and lift station (to pump liquids to Lockport treatment plant)
- collector pipes on east-west roads
- curb stop control valve at the property line of each lot to be serviced (Phase 1 only)

Funding

Two-thirds of the cost are funded via the provincial and federal governments.

The remaining municipal portion will be paid through a combination of connection fees, capital development levies and the federal gas tax grant.

Did you know?

No costs associated with the project are funded by general municipal revenues.





Costs for property owners

The following costs will apply to properties connecting to the new sewer:

1. Connection fee: \$12,700

The connection fee covers the municipality's portion of the costs to design and install the main sewer lines. Initial engineering estimates determined the one-time connection cost to be between \$14,000 - \$19,000 per lot. A detailed engineering study completed this May, and construction tenders that came in below budget, have allowed the RM to revise the cost to \$12,700 per lot.

2. Cost for work on your property: Approx. \$3,000 - \$6,000

(contracted and covered directly by property owners)

All work required on the homeowner's own property (to connect their homes to the main sewer line) must be contracted, and costs paid, by homeowners directly. Although the RM will inspect each connection to ensure it conforms, homeowners are responsible for the installation and maintenance of required equipment on their side of the property line.

3. Ongoing utility charge: \$67 per month, billed quarterly

The rate for ongoing sewer service is unmetered (no meter will be required on your property). A quarterly flat rate approved by the Public Utilities Board will apply for all homes connected to the sewer.

What are my options for paying the connection fee?

Single payment at time of connection, which you may wish to finance through your mortgage or other means.

Installments with your tax bill, over a period of up to 20 years at an interest rate of 4.625%.

Cost considerations:

Costs for equipment on the homeowner's side of the property line will vary, depending on the specific requirements of each property, such as the distance from the home to the property line.

2014 costs and rates are shown above. Costs subject to adjustment for inflation and actual cost of borrowing at time of connection.





On your property

What to expect

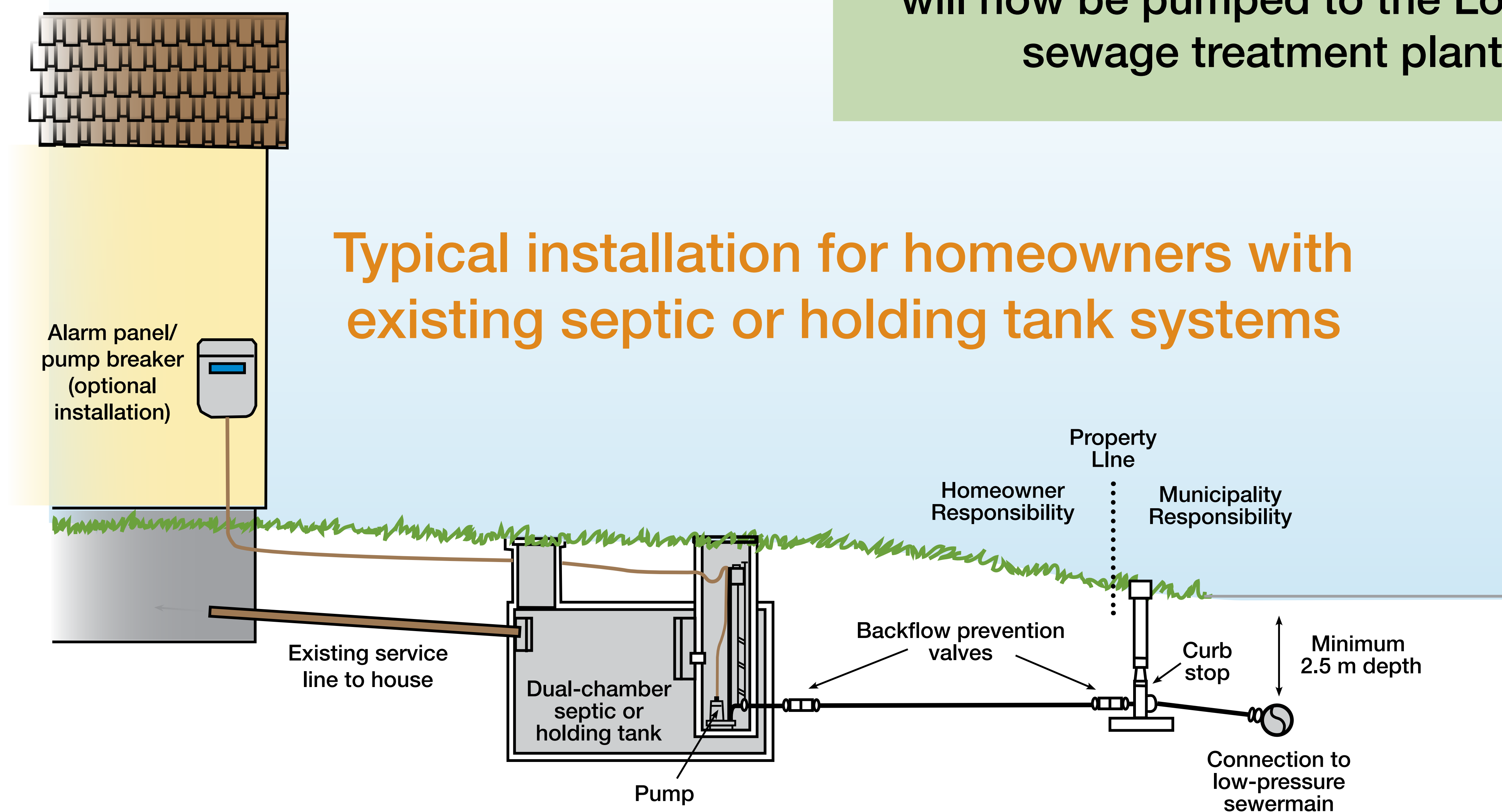
For most homeowners, the sewer system will connect to existing septic systems. The main change to the homeowner's system will involve installing a pump in the septic or holding tank, and running a service pipe to the sewer connection valve at the property line.

If you have a two-cell/dual-compartment septic tank in good condition and shown to be water-tight, it will be compatible with

the new sewer system. If you have an older tank, you may be required to have a new septic tank installed. Holding tanks in good condition can often be converted into a compatible two-cell tank.

What if I have a septic field?

If you have a septic field, it will be disconnected from your septic tank and left as is. The liquid that was being discharged to your septic field will now be pumped to the Lockport sewage treatment plant.





Thinking ahead

Key considerations for the RM

Construction of the main and lateral sewer lines will be complete by late fall of 2014 allowing for property owners in the Old River Road area to begin connecting to the new sewer line.

The RM will continue to engage Henderson property owners beyond the Old River Road area to ensure that future project phases directly reflect public interest and also align with the processing capacity of the Lockport plant.

Key factors that will impact future phases:

- Beyond the Old River Road area, how many property owners are interested in connecting to the new sewer?
- When are property owners interested in connecting? As soon as possible or at some point in the future?
- If interest is high, what options does the RM have to ensure adequate capacity at the Lockport plant?
- How can the new sewer best accommodate the longer-term needs of our growing municipality?

Do I have to hook up?

Only homes in the Old River Road area that are currently under the longstanding Health Order are required to hook up.

The option to hook-up as part of future phases will be driven by public interest and the available processing capacity of the Lockport sewage treatment facility, where wastewater collected by the new sewer will be processed.





Your input and next steps

The Henderson Highway Permanent Sewer Project is an important part of the RM's broader commitment to protecting the health of St. Clements families and our environment, both for today and the future.

Public input is an essential part of this project. Your feedback will ensure that future project phases directly reflect citizen interest.

You can:

- Fill out a survey at today's open house;
- Take a survey with you for completion later;
- Send comments directly to the RM at **info@rmofstclements.com** or by phone at **204-482-3300**.

If you have questions about any aspect of the project, please ask. RM representatives and project engineers are here to provide information and to answer questions.

Information shared at today's open house will also be available online at **www.rmofstclements.com/henderson**

Thank you for your participation today!

