

## Town of Neepawa

### BY-LAW NO. 3088

Being a By-Law of the Town of Neepawa  
to amend its By-Law No. 3078 to include the upgrading of the Neepawa Water Treatment  
Plant in order to increase capacity and to meet more stringent water quality parameters.

**WHEREAS**, the Town of Neepawa, by its By-Law No. 3078, which was authorized by  
Municipal Board Order No. E-10-002, is inter alia, authorized to issue borrowing in the amount  
of \$3,700,000.00;

**AND WHEREAS** it is deemed necessary and expedient to amend said By-Law No. 3078 to  
revise the scope of the project;

**NOW THEREFORE**, the Council of the Town of Neepawa, in council duly assembled, hereby  
enacts as follows:

1. **THAT** By-Law No. 3078 of the Town of Neepawa **BE AND THE SAME IS  
HEREBY AMENDED** to cancel the preamble and substitute with:

“Being a By-law of the Town of Neepawa to authorize the expenditure and borrowing of  
money to provide for the installation of a raw water supply pipeline and upgrades to the  
water treatment plant as a local improvement.”

2. **THAT** By-Law No. 3088 of the Town of Neepawa **BE AND THE SAME IS  
HEREBY FURTHER AMENDED** to cancel the 5<sup>th</sup> Whereas Clause and  
substitute with:

“AND WHEREAS the Council of the Town of Neepawa has prepared Local  
improvement Plan No. 01/09 Revised providing for the spending, borrowing authority  
and imposition of taxes for the completion of a new raw water supply pipeline and  
upgrades to the water treatment plant as a local improvement pursuant to part 10 of *The  
Municipal Act*”

3. **THAT** By-Law No. 3078 of the Town of Neepawa **BE AND THE SAME IS  
HEREBY FURTHER AMENDED** to cancel 9<sup>th</sup> Whereas Clause and substitute  
with:

“AND WHEREAS the assessed value of the whole lands chargeable under this by-law  
according to the latest Assessment Roll is \$111,361,980”

4. **THAT** By-Law No. 3078 of the Town of Neepawa **BE AND THE SAME IS  
HEREBY FURTHER AMENDED** to cancel Clause No. 1 and substitute with:

“That pursuant to subsection 320(1) of The Municipal Act, the Town of Neepawa adopt  
Local Improvement Plan No. 01/09 revised attached hereto as Schedule “B.”

5. **THAT** By-Law No. 3078 of the Town of Neepawa **BE AND THE SAME IS  
HEREBY FURTHER AMENDED** to cancel Clause No. 2 and substitute with:

“That the Town of Neepawa may expend up to seven Million Two Hundred Thousand  
Dollars \$7,200,000.00 for the purpose of a new raw water supply pipeline to supply a  
groundwater source for Neepawa from Hummerston and Oberon wells on the Assiniboine  
Delta Aquifer and upgrades to the Water Treatment Plant, as a local improvement.”

6. **THAT** Schedule “B” to said By-Law No. 3078 be cancelled, and Schedule “B”  
revised hereto be substituted therefore.

**DONE AND PASSED** by the Council of the Town of Neepawa in Council duly assembled this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

Read a third time this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

**SCHEDULE “B” TO BY-LAW NO. 3088**  
**Amending By-law No. 3078**  
**TOWN OF NEEPAWA**  
**LOCAL IMPROVEMENT PLAN NO. 01/09 Revised**

**TO PROVIDE FOR A NEW RAW WATER SUPPLY  
PIPELINE AND UPGRADES TO THE WATER  
TREATMENT PLANT**

Pursuant to Subsection 315 (1) of *The Municipal Act*

PROPOSED LOCAL IMPROVEMENT

A. This project is to provide for a raw water pipeline to deliver raw water to the Town of Neepawa Water Treatment Plant from the groundwater aquifer. These lines will include water delivered from the Assiniboine Delta Aquifer from two wellhead sites, Oberon and Hummerston (replacing the existing water supply from Lake Irwin), as per the attached map, Appendix A, page 10. Neepawa holds a valid Environmental License to proceed with these works and is working in conjunction with Water Services Board.

Since, the above work has been completed below the estimated costs, council is proposing to continue the work and include an upgrade to the town of Neepawa Water Treatment Plant, as per the attached Appendix B

It is estimated that the remaining unspent funding from the will cover 55% of the anticipated upgrade requirements.

LOCAL IMPROVEMENT DISTRICT

B. This local improvement tax required to service the debt is to be issued under this proposal will be levied on all assessable properties within the Town of Neepawa including taxable, grant-in-lieu and otherwise exempt property.

POTENTIAL TAXPAYERS

C. There is one class of potential taxpayers under this plan:  
“The owners of all assessable property in the Town of Neepawa including otherwise exempt.”

METHOD AND RATE TO CALCULATE THE LOCAL IMPROVEMENT TAX

D. The local improvement taxes to be levied under this proposal are to be calculated on the portioned value of assessable property. The rate is as follows:

Based on the 2010 Assessment Roll (\$356,068.91 / 85,056,950), a mill rate of 4.19 mills will be required. Calculated on a residential property valued at \$100,000 (portioned \$45,000) an estimated \$190.00 local improvement tax will be levied annually for 20 years.

As the initial local improvement levy is not expected until 2011, using a projected 2010 figure (excluding increased otherwise exempt), the following calculation would result: Based on the estimated 2010 Assessment Roll (\$356,068.91 / 111,004,010) a mill rate of 3.2 mills will be required. Calculated on a residential property valued at \$100,000 (portioned \$45,000) an estimated \$144.00 local improvement tax will be levied annually for 20 years.

As the final 2010 Assessment Roll was 111,361,980 there is no change to the estimated mill rate of 3.20 mills.

It is expected that with the additional work the local improvement levy will not start until 2012 and that this local improvement tax will be based on the assessment in the year the first and subsequent payments are due.

Pursuant to Section 325 of The Municipal Act, taxpayers will not be permitted to prepay their respective taxes because they are based on assessment.

#### ESTIMATED COST OF THE LOCAL IMPROVEMENT

E. The total estimated cost of this project is \$7.2 million dollars. A breakdown of the estimated costs for this project is attached as Appendix A, page 14. An additional contingency and interest cost of \$665,065 has been included, so the total estimated project cost is \$7,200,000.00.

#### ANTICIPATED SOURCES OF FUNDING

F. Funding has been committed by The Manitoba Water Services Board to cost share 50% of eligible project costs. This is estimated at \$3.5 M

#### PARTICULARS OF BORROWING

G.	Amount	\$3,700 000.00
	Term	20 years
	Interest Rate	7.25 %
	Annual Payment	\$356,068.91

Payments shall be made on an annual basis on December 31<sup>st</sup> of each year from 2011 to 2030.

#### ANNUAL OPERATION AND MAINTENANCE COSTS

H. The annual operating and maintenance costs of the new water pipeline will be funded by the Utilities Budget as is the present practice.