



Rural Municipality of Morris

PUBLIC NOTICE IS HEREBY GIVEN, pursuant to Section 318 of The Municipal Act that the Council for the Rural Municipality of Morris has scheduled a **public hearing in the Council Chambers of the Rural Municipality of Morris located at 207 Main Street North, Morris, Manitoba, on the 30th day of November, 2017 at 10:00 A.M.** Council will hear any potential taxpayer who wishes to make a representation, ask questions or register an objection to the following local improvement plan.

SUMMARY OF THE LOCAL IMPROVEMENT PLAN:

The **Local Improvement Plan No. 2017-01** provides for the following construction project:

New Fire Hall to be constructed in the Community of Rosenort (\$1,200,000) and upgrades to the fire halls in Sperling and Lowe Farm (\$100,000) for a total estimated project cost of \$1,300,000.

Community donations amount to \$800,000, therefore the net cost to the taxpayers of the Rural Municipality of Morris amounts to \$500,000.

The total of \$500,000.00 and will be borrowed at an estimated rate of 6.00% over 15 years. The annual debt repayment of \$51,481.38 will be recovered by a mill rate levy on all properties (taxable, grant-in-lieu and otherwise exempt properties) in the Rural Municipality of Morris. Based on the 2017 Assessment Roll the estimated annual mill rate will be 0.1524 mills. A residential property with a market value of \$200,000 (portioned assessment \$90,000) would be charged an estimated \$13.72 annually.

The annual maintenance costs associated with the local improvements proposed herein will be covered under the Rural Municipality of Morris General Operating Budget.

Potential taxpayers wishing to object to the local improvement plan may file a notice of objection, by mail or in person, with the Chief Administrative Officer, at the Administration Office located at 207 Main Street North, Morris, Manitoba by November 30th, 2017 at 10:00 A.M. All objections, written or verbal, must be filed prior to the adjournment of the hearing and must contain the name and address of the person filing the objection, identify the property in respect of which the objection is filed and state the grounds of the objection.

Copies of the above Local Improvement Plan are available for review on the Rural Municipality of Morris website at www.rmofmorris.com or may be examined in person by any potential taxpayer during regular office hours (8:30 A.M. 12:00 Noon and 1:00 P.M. to 4:30 P.M. Monday to Friday) of the Rural Municipality of Morris Administration Offices located at 207 Main Street North in Morris, Manitoba.

Larry Driedger
Chief Administrative Officer
Rural Municipality of Morris
Box 518
207 Main Street North,
Morris, Manitoba R0G 1K0

October 26, 2017



Rural Municipality of Morris

By-law No.1726/2017

Being a By-law of the Rural Municipality of Morris to authorize the Expenditure and Borrowing of money for the construction of a new Fire Hall in Rosenort and upgrades to other Fire Halls in the Rural Municipality of Morris as a Local Improvement.

WHEREAS Section 311 of *The Municipal Act*, S.M. 1996, C.58, provides in part as follows:

If approved by by-law, a municipality may undertake, as a local improvement for the benefit of all or part of the municipality,

(b) any other project the cost of which includes a capital component.

AND WHEREAS subsection 320(1) of *The Municipal Act* provides as follows:

Subject to subsection (2) to (6) and subsection 321(4), a Council may by by-law

(a) approve the local improvement or special service as set out in the plan or proposal;

and

(b) authorize the municipality to impose taxes as set out in the plan or proposal.

AND WHEREAS Section 172 of *The Municipal Act* provides in part as follows:

In this Division,

"Borrowing" means the borrowing of money, and includes

(b) borrowing to pay for a local improvement under Division 4 (Local Improvements and Special Services) of Part 10,

(e) issuing debentures

AND WHEREAS, the Council of the Rural Municipality of Morris has prepared Local Improvement Plan No. 2017-01 providing for the spending, borrowing authority, and imposition of taxes for the construction of a new Fire Hall in Rosenort and upgrades to other Fire Halls in the Rural Municipality of Morris as a local improvement pursuant to Part 10 of *The Municipal Act*;

AND WHEREAS, in order to complete such undertaking, it will be necessary for the Rural Municipality of Morris to borrow the sum of \$500,000.00 as hereinafter provided, which is the amount of the debt intended to be created by this by-law;

AND WHEREAS the consecutive annual amounts, including principal and interest, required to be raised each year for 15 years, as hereinafter provided, for paying the

Rural Municipality of Morris - By-law No. 1726/2017

principal and interest under this by-law are the amounts set out in Schedule "A" attached hereto;

AND WHEREAS the requirements are prescribed in Sections 318, 319 and 320 of *The Municipal Act* have been complied with;

AND WHEREAS the assessed value of the whole lands chargeable under this by-law according to the latest revised Assessment Roll is \$337,853,160 for the municipality as a whole;

AND WHEREAS the amount of the existing borrowing debt of the Rural Municipality of Morris is \$1,569,165.31, of which no portion of the principal or of the interest thereon is in arrears;

NOW THEREFORE the Council of the Rural Municipality of Morris in regular session assembled, enacts as follows:

1. THAT pursuant to subsection 320(1) of *The Municipal Act*, Rural Municipality of Morris adopt Local Improvement Plan No. 2017-01 attached hereto as Schedule "B".
2. THAT the Rural Municipality of Morris may expend up to one million three hundred thousand dollars (\$1,300,000.00) for the purpose of construction of a new Fire Hall in Rosenort and upgrades to other Fire Halls in the Rural Municipality of Morris as a Local Improvement.
3. THAT for the aforesaid project, the said municipality may borrow five hundred thousand dollars (\$500,000.00), such borrowing shall be issued by the Rural Municipality of Morris in the Province of Manitoba and shall be payable at the Rosenort Credit Union in Rosenort, Manitoba, Canada and shall be dated the 31st day of December, A.D. 2018.
4. THAT the said borrowing shall bear interest at a rate estimated for the time being at 6.00% per annum, and subject in any event to the authorization of The Municipal Board at the time of sale, and shall mature in accordance with the maturities set out in Schedule "A" hereto on the 31st day of December in each of the years 2019 to 2033, both inclusive.
5. THAT the issuance of borrowings shall be signed by the Reeve, or by some other person authorized by by-law to sign same, and by the Chief Administrative Officer of the Rural Municipality of Morris and there shall be affixed thereto the corporate seal of the said municipality.
6. THAT during the currency of the borrowing in the amount of \$500,000; namely, in each of the years 2019 to 2038, both inclusive, there shall be raised annually by

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a special mill rate on all rateable property, including otherwise exempt property, in the Rural Municipality of Morris, an amount sufficient to meet the requirement for principal and interest, which amount, may be reduced by application of general or utility reserve fund revenue.

7. THAT pursuant to subsection 174(3)(d) of *The Municipal Act*, pending the issue of the borrowing, the Council of the Rural Municipality of Morris may agree with a bank or person or borrow from the general funds of the municipality for temporary advances from time to time to meet expenditures incurred for the purpose aforesaid, and the total of such advances shall not exceed one million three hundred thousand dollars (\$1,300,000.00).

Done and passed by a by-law of the Rural Municipality of Morris in the Province of Manitoba this day of , A.D. 201 .

Reeve

S E A L

Chief Administrative Officer

Read a first time this 30th day of November, A.D. 2017.

Read a second time this day of , A.D. 201 .

Read a third time this day of , A.D. 201 .

| RURAL MUNICIPALITY OF MORRIS | | | |
|------------------------------------------------------------|---------------------|------------------------------|-------------------|
| New Fire Hall in Rosenort and Upgrades to Other Fire Halls | | | |
| SCHEDULE - A TO BY-LAW 1726/2017 | | | |
| Local Improvement Debenture Issue | | | |
| Term (Yrs): | 15 | Amount: | 500,000.00 |
| Date: | December 31, 2018 | Rate (%): | 6.0000 |
| | December 31, 2019 - | | |
| Payable: | 2033 | Annual Payment: | 51,481.38 |
| | | First Year's Payment: | 51,481.38 |
| | | Last Year's Payment: | 51,481.42 |
| Sold to: | Adjusted | | |
| Rosenort Credit Union Ltd. | | | |
| MATURITY SCHEDULE | | | |
| Year | Interest | Principal | Balance |
| 2019 | 30,000.00 | 21,481.38 | 478,518.62 |
| 2020 | 28,711.12 | 22,770.26 | 455,748.36 |
| 2021 | 27,344.90 | 24,136.48 | 431,611.88 |
| 2022 | 25,896.71 | 25,584.67 | 406,027.21 |
| 2023 | 24,361.63 | 27,119.75 | 378,907.46 |
| 2024 | 22,734.45 | 28,746.93 | 350,160.53 |
| 2025 | 21,009.63 | 30,471.75 | 319,688.78 |
| 2026 | 19,181.33 | 32,300.05 | 287,388.73 |
| 2027 | 17,243.32 | 34,238.06 | 253,150.67 |
| 2028 | 15,189.04 | 36,292.34 | 216,858.33 |
| 2029 | 13,011.50 | 38,469.88 | 178,388.45 |
| 2030 | 10,703.31 | 40,778.07 | 137,610.38 |
| 2031 | 8,256.62 | 43,224.76 | 94,385.62 |
| 2032 | 5,663.14 | 45,818.24 | 48,567.38 |
| 2033 | 2,914.04 | 48,567.38 | 0.00 |
| TOTALS | 272,220.74 | 500,000.00 | 772,220.74 |
| | | | 26-Oct-17 |



RURAL MUNICIPALITY OF MORRIS

LOCAL IMPROVEMENT PLAN NO. 2017 - 01

FOR

New Fire Hall in Rosenort & Upgrades/Expansion to other Fire Halls

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

(a.) Description of the Proposed Local Improvement

The local improvement proposed herein involves construction of a New Fire Hall in the Community of Rosenort and potential upgrades to Fire Halls in Sperling and Lowe Farm.

(b.) Local Improvement District(s) to be Taxed

The local improvement district will be all properties in the Rural Municipality of Morris, including railways and exempt properties.

(c.) Identification of Potential Taxpayers Under the Plan

There is one classification of taxpayers:

- 1 All taxable, grant-in-lieu and otherwise exempt property in the Rural Municipality of Morris.

(d.) Method and Rate of Calculating Local Improvement Tax

- Method – Mill Rate Levy across all properties assessed within the Rural Municipality of Morris.
- Rate – Net Project Cost applied against entire Municipalities Portioned Assessment
- Number of Years – 15
- 2017 Portioned Assessment = \$337,853,160

Schedule "B" to Rural Municipality of Morris By-law No. 1726/2017

(e.) Estimated Cost of Local Improvement

This project is estimated to cost \$1,300,000.00. A basic budget is shown below:

| | |
|---------------------------------------|-----------------------|
| Rosenort Fire Hall (New Construction) | \$1,200,000.00 |
| Other Fire Hall Upgrades | <u>100,000.00</u> |
| Total Estimated Project Cost | <u>\$1,300,000.00</u> |

(f.) Sources of Funding

The cost of the project will be financed as follows:

| | |
|----------------------------------------------------------|-----------------------|
| Private Individual & Corporate Donations | \$800,000.00 |
| Rural Municipality of Morris Local Improvement Borrowing | <u>500,000.00</u> |
| Total Project | <u>\$1,300,000.00</u> |

(g.) Particulars of Borrowing

Based on Borrowing over 15 Years:

| | |
|----------------------------------------------------------------------------------------------|-----------------------------------------------------|
| Amount | \$500,000.00 |
| Term | 15 Years |
| Interest Rate | 6.00% per annum |
| Annual payment | \$51,481.38 |
| Applicable to | All ratepayers in the Rural Municipality of Morris. |
| 2017 Portioned Assessment | \$337,853,160 |
| Estimated Mill Rate (Based on 2017 Figures) | 0.1524 Mills |
| Annual Tax for a residential property valued at \$200,000 (portioned assessment of \$90,000) | = \$13.72 |
| Total Payments over 15 Years | \$772,220.74 |
| Amount of Interest over 15 Years | \$272,220.74 |

(h.) Funding of Maintenance of Proposed Local Improvement

The annual maintenance costs associated with the local improvements proposed herein will be covered under the Rural Municipality of Morris General Operating Budget.

Prepared by Larry Driedger – Chief Administrative Officer

Date Prepared: October 2017