



# Rural Municipality of Morris

## Local Improvement Plan 2018-01 Portion of Road 2E (Directly south of PR 205) & New Roadway in the Rosenort Industrial Park

PUBLIC NOTICE IS HEREBY GIVEN, pursuant to Sections 169 and 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 13th day of June, 2018 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. 2018-01** provides for the re-construction of Road 2E for an approximate distance of 300 metres directly south of PR 205 and also the construction of a new roadway in the Rosenort Industrial Park at total cost of \$1,248,300.00 to be funded by Federal and Provincial grants in the amount of \$802,083.34 and Rural Municipality of Morris borrowing of \$446,216.66. The Municipal portion will be borrowed in a series of two debentures. A total of \$125,965.20 (Series A) will be borrowed at an estimated rate of 7.5% per year over 10 years. The annual payment of \$18,351.36 will be levied against properties benefitting directly from the new roadway construction based on frontage rates. The frontage rates will either be a cash option of \$35.55 per lineal frontage foot or a finance option of \$5.18 per lineal frontage foot per year for 10 years.

The balance of \$320,251.46 (Series B) will be borrowed at an estimated rate of 7.5% per year over 10 years. The annual payment of \$46,656.13 will be levied against all properties (taxable, grant-in-lieu and otherwise exempt) in the municipality. Based on a 10 year borrowing and the 2018 municipal assessment, this would increase the mill rate by 0.1231 mills. The effect that it will have on a property with a market value assessment of \$250,000 is shown below:

	<u>Market Value</u>	<u>Portioning Factor</u>	<u>Portioned Assessment</u>	<u>Mill Rate</u>	<u>Additional Tax Levy</u>
Residential	250,000	0.45	112,500	0.1231	\$ 13.85
Farmland	250,000	0.26	65,000	0.1231	\$ 8.00
Commercial	250,000	0.65	162,500	0.1231	\$ 20.00

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 June 13<sup>th</sup>, 2018 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 By-law 1736/2018 are available for review on the Rural Municipality of Morris website at [www.rmofmorris.com](http://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

May 3<sup>rd</sup>, 2018

Rural Municipality of Morris  
BY-LAW NO. 1736/2018

Being a By-law of the Rural Municipality of Morris to authorize the Expenditure and Borrowing of Money for the street paving of a portion of Road 2E (directly south of PR 205) and a new roadway in the Rosenort Industrial Park 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,

- a) the acquisition, development, upgrading or replacement of one or more of the following:
  - iv) highways,

AND WHEREAS subsection 320(1) of the Act provides as follows:

“Subject to subsections (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 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 Sections 318, 319 and 320 of The Municipal Act have been complied with;

AND WHEREAS Council of the Rural Municipality of Morris has prepared Local Improvement Plan No. 2018-01 providing for the spending, borrowing authority, and imposition of taxes for the development of a portion of Road 2E (directly south of PR 205) and a New Roadway in the Rosenort Industrial Park as a local improvement project pursuant to Part 10 of The Municipal Act;

AND WHEREAS in order to complete such undertaking it may be necessary for the Rural Municipality of Morris to borrow the sum of \$446,216.66 as hereinafter provided for, which is the estimated 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 Ten (10) years as hereinafter provided, for paying the principal and interest under this By-law, are the amounts as set out in Schedules “A.1” and “A.2” hereto;

**Rural Municipality of Morris By-law No. 1736/2018**

AND WHEREAS the assessed value of lands chargeable under this By-law, according to the last revised assessment roll of the Rural Municipality of Morris is \$378,995,810 ;

AND WHEREAS the total amount of the existing debenture debt of the Rural Municipality of Morris is \$2,260,752.55 of which no portion of the principal and interest thereon is in arrears;

NOW THEREFORE, the Council of the Rural Municipality of Morris, in open meeting, duly assembled, enacts as follows:

1. THAT pursuant to subsection 320(1) of The Municipal Act the Rural Municipality of Morris proceed with the development of a portion of Road 2E (directly south of PR 205) and a new roadway in the Rosenort Industrial Park as shown on Local Improvement Plan 2018-01 attached hereto as Schedule "B".
2. THAT the Rural Municipality of Morris may expend the sum of \$1,248,300.00 for the purpose aforesaid.
3. THAT for the purpose aforesaid, the Rural Municipality of Morris may borrow \$446,216.66; 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 Ltd. in the Municipality of Morris and shall be dated the 31<sup>st</sup> day of December, A.D. 2018.
4. THAT the said borrowing shall bear interest at a rate estimated for the time being at Seven and one half (7.5%) per cent annum, and subject in any event to the authorization of The Municipal Board of Manitoba at the time of sale, and shall mature in accordance with the maturities set out in Schedule "A.1" and "A.2" hereto on the Thirty First day of December in each of the years of 2019 to 2028, both inclusive.
5.
  - a.) THAT during the currency of the said borrowing; namely, in each of the years 2019 to 2028, both inclusive, there shall be raised annually by a special frontage levy on all rateable property described in Schedule "C" hereto, with an amount sufficient to raise part of the principal and interest requirement.
  - b.) THAT during the currency of the said borrowing; namely, in each of the years 2019 to 2028, both inclusive, there shall be raised annually by a Special Mill Rate levy on all the rateable property, including otherwise exempt property, within the Rural Municipality of Morris with an amount sufficient to meet the balance required for principal and interest.
6. THAT the issuance of the borrowings shall be signed by the Reeve of the Rural Municipality of Morris, or some other person authorized by By-law to sign the 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.
7. THAT pursuant to the provisions of Section 174(3)(d) of the said The Municipal Act, pending the issue of the borrowing, the Council of the Rural Municipality of Morris may agree with a Bank or person for temporary advances, from time to time, to meet

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expenditures incurred for the purpose aforesaid, such advances in total, not to exceed \$1,248,300.00.

8. THAT, the Rural Municipality of Morris may contribute any amount of surplus monies of the current operation of the municipality, in order to reduce the amount required to be borrowed under this By-law.
  
10. THAT, at any time prior to or within Sixty (60) days following completion of the work, any ratepayer of the area affected by the Local Improvement as described in Schedule "C" hereto, may commute and pay in one principal sum, that part of his/her share of the debt herein authorized in respect of the frontage rate provided herein to the said Rural Municipality of Morris and thereafter no frontage rates shall be levied against those said lands in respect of the debentures authorized herein.

**DONE AND PASSED** by Council of the Rural Municipality of Morris, in open meeting, duly assembled, at Morris, in Manitoba, this \_\_\_\_\_ day of \_\_\_\_\_, 2018, A.D.

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Mayor

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Secretary-Treasurer

Read a First time this 13th day of June, 2018.

Read a Second time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Read a Third time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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<b>RURAL MUNICIPALITY OF MORRIS</b>			
Rosenort Industrial Park - New Roads			
SCHEDULE - A-1 (Series A) TO BY-LAW		1736/2018	
<b>Local Improvement Debenture Issue</b>			
<b>Term (Yrs):</b>	10	<b>Amount:</b>	125,965.20
<b>Date:</b>	December 31, 2018	<b>Rate (%):</b>	7.5000
<b>Payable:</b>	December 31, 2019 - 2028	<b>Annual Payment:</b>	18,351.36
<b># of Days</b>	0	<b>Adjusted First Year's Payment:</b>	18,351.36
<b>Sold to:</b>		<b>Adjusted Last Year's Payment:</b>	18,351.33
	0		
<b>MATURITY SCHEDULE</b>			
Year	Interest	Principal	Balance
2019	9,447.39	8,903.97	117,061.23
2020	8,779.59	9,571.77	107,489.46
2021	8,061.71	10,289.65	97,199.81
2022	7,289.99	11,061.37	86,138.44
2023	6,460.38	11,890.98	74,247.46
2024	5,568.56	12,782.80	61,464.66
2025	4,609.85	13,741.51	47,723.15
2026	3,579.24	14,772.12	32,951.03
2027	2,471.33	15,880.03	17,071.00
2028	1,280.33	17,071.00	0.00
<b>TOTALS</b>	<b>57,548.37</b>	<b>125,965.20</b>	<b>183,513.57</b>

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<b>RURAL MUNICIPALITY OF MORRIS</b>			
Rosenort Industrial Park - New Roads - Municipality as a Whole			
SCHEDULE - A-2 (Series B) TO BY-LAW 1736/2018			
<b>Local Improvement Debenture Issue</b>			
<b>Term (Yrs):</b>	10	<b>Amount:</b>	320,251.46
<b>Date:</b>	December 31, 2018	<b>Rate (%):</b>	7.5000
<b>Payable:</b>	December 31, 2019 - 2028	<b>Annual Payment:</b>	46,656.13
<b># of Days</b>	0	<b>Adjusted</b>	<b>First Year's Payment:</b> 46,656.13
<b>Sold to:</b>	0	<b>Adjusted</b>	<b>Last Year's Payment:</b> 46,656.14
<b>MATURITY SCHEDULE</b>			
<b>Year</b>	<b>Interest</b>	<b>Principal</b>	<b>Balance</b>
2019	24,018.86	22,637.27	297,614.19
2020	22,321.06	24,335.07	273,279.12
2021	20,495.93	26,160.20	247,118.92
2022	18,533.92	28,122.21	218,996.71
2023	16,424.75	30,231.38	188,765.33
2024	14,157.40	32,498.73	156,266.60
2025	11,720.00	34,936.13	121,330.47
2026	9,099.79	37,556.34	83,774.13
2027	6,283.06	40,373.07	43,401.06
2028	3,255.08	43,401.06	0.00
<b>TOTALS</b>	<b>146,309.85</b>	<b>320,251.46</b>	<b>466,561.31</b>

Rural Municipality of Morris By-law No. 1736/2018



## **RURAL MUNICIPALITY OF MORRIS**

### **LOCAL IMPROVEMENT PLAN NO. 2018 – 01**

#### **FOR**

### **STREET PAVING – PORTION OF ROAD 2E (directly south of PR 205) AND NEW ROADWAY IN THE ROSENORT INDUSTRIAL PARK**

(Pursuant to Subsection 315(1) of the Municipal Act)

#### **(a.) Description of the Proposed Local Improvement**

The local improvement proposed herein involves the following road construction project:

##### **STREET PAVING**

Phase 1 - This project would see paving of Industrial Drive being hard surfaced with concrete curb and gutter from where it currently stops adjacent to 60 Industrial Drive and running south to the section quarter line boundary and then running east along that boundary to Road 2E (aka Riverside Road). Estimate distance is approximately 2,750 lineal feet. Cost of this portion of the proposed local improvement project is \$775,791.18 (rounded up to \$775,800.00). Of this cost \$125,965.20 will be levied against specific properties on a frontage levy basis.

Phase 2 – Phase 2 will consist of placing a concrete surface, with appropriate base material, along Road 2E, namely approximately 300 meters directly south of PR 205E to the southern portion of the intersection of Road 2E and 2<sup>nd</sup> Avenue. This portion of the local improvement plan is estimated to cost \$472,336.08 (rounded up to \$472,500.00)

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

The Local Improvement Tax required to service the debt to be issued under this proposal will be levied on qualifying properties within the Rural Municipality of Morris and a portion of Phase 1 will be levied on specific properties fronting onto the roadways.

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**(c.) Identification of Potential Taxpayers Under the Plan**

There are two classes of potential taxpayers under this plan, that being the following:

CLASS 1 - Those benefiting from the installation of street construction fronting their property as set out in Schedule "C" attached hereto, and

CLASS 2 - The owners of any assessable property in the Rural Municipality of Morris.

**(d.) Method of Calculating Local Improvement Tax**

The local improvement taxes to be levied under this proposal are to be calculated as follows:

- 1.) Fifty percent (50%) of the cost of a portion of Phase 1 of this project will be paid for by those properties fronting onto this street as stated in (a.) above.  
Cash Option - \$35.55 per lineal foot  
OR  
Finance Option - \$5.18 per foot per year for 10 years

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

- 2.) The balance of the requirements in each year are to be raised by a local improvement tax calculated on the basis of the portioned value of eligible assessable property over ten (10) years.

Based on the 2018 Assessment Roll (annual payment = \$46,656.13 / assessment amount of \$378,995,810) an estimated mill rate of 0.1231 mills will be required. Based on a market value of \$250,000 the tax implications are shown below and this local improvement tax will be levied annually for 10 years:

	<u>Market Value</u>	<u>Portioning Factor</u>	<u>Portioned Assessment</u>	<u>Mill Rate</u>	<u>Additional Tax Levy</u>
Residential	250,000	0.45	112,500	0.1231	\$ 13.85
Farmland	250,000	0.26	65,000	0.1231	\$ 8.00
Commercial	250,000	0.65	162,500	0.1231	\$ 20.00

Pursuant to Section 325 of the Municipal Act, taxpayers will not be permitted to prepay their respective local improvement taxes under 2.) above because they are based on assessment.



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**(e.) Estimated Cost of Local Improvement**

Total Local Improvement Costs	\$1,248,300.00 (rounded)
New Building Canada – Small Communities Fund Grants:	
Government of Canada Portion	\$ 401,041.67
Government of Manitoba Portion	\$ 401,041.67
Frontage Levies	\$ 125,965.20
Rural Municipality of Morris at large	\$ 320,251.46

**(f.) Particulars of Borrowing**

Schedule A-1:	
Amount	\$125,965.20
Term	10 Years
Interest Rate	7.5% per annum (estimated high to account for any potential increases from the current rate)
Annual Payment	\$18,351.36
Schedule A-2:	
Amount	\$320,251.46
Term	10 Years
Interest Rate	7.5% per annum (estimated high to account for any potential increases from the current rate)
Annual Payment	\$46,656.13

**(g.) Funding of Maintenance of Proposed Local Improvement**

The annual maintenance costs associated with the local improvements proposed herein will be covered under the municipality's annual road maintenance budget.

Prepared by Larry Driedger – Chief Administrative Officer

Date Prepared: May 2018

Schedule "C" to Rural Municipality of Morris By-law No. 1736/2018

Rosenort Industrial Park Extension - Street Paving

Roll #	Name	Box	Town	Lot	Block	Plan	# of Feet Frontage	Cost/ Foot	Total Cost to Lot Owner	Annual Payment Required	Total 10 Yr Cost
204000	Rural Municipality of Morris	518	Morris MB R0G 1K0	1		62685	102.21	\$ 35.55	\$ 3,633.67	\$ 529.38	\$ 5,293.75
204005	Rural Municipality of Morris	518	Morris MB R0G 1K0	2		62685	102.22	\$ 35.55	\$ 3,634.03	\$ 529.43	\$ 5,294.27
204010	Rural Municipality of Morris	518	Morris MB R0G 1K0	3		62685	102.21	\$ 35.55	\$ 3,633.67	\$ 529.38	\$ 5,293.75
204015	Rural Municipality of Morris	518	Morris MB R0G 1K0	4		62685	102.22	\$ 35.55	\$ 3,634.03	\$ 529.43	\$ 5,294.27
204020	Rural Municipality of Morris	518	Morris MB R0G 1K0	5		62685	102.21	\$ 35.55	\$ 3,633.67	\$ 529.38	\$ 5,293.75
204025	Rural Municipality of Morris	518	Morris MB R0G 1K0	6		62685	102.22	\$ 35.55	\$ 3,634.03	\$ 529.43	\$ 5,294.27
204030	Rural Municipality of Morris	518	Morris MB R0G 1K0	7		62685	102.21	\$ 35.55	\$ 3,633.67	\$ 529.38	\$ 5,293.75
204035	Rural Municipality of Morris	518	Morris MB R0G 1K0	8		62685	102.22	\$ 35.55	\$ 3,634.03	\$ 529.43	\$ 5,294.27
204040	Rural Municipality of Morris	518	Morris MB R0G 1K0	9		62685	102.21	\$ 35.55	\$ 3,633.67	\$ 529.38	\$ 5,293.75
204045	Rural Municipality of Morris	518	Morris MB R0G 1K0	10		62685	102.22	\$ 35.55	\$ 3,634.03	\$ 529.43	\$ 5,294.27
204050	Rural Municipality of Morris	518	Morris MB R0G 1K0	11		62685	102.21	\$ 35.55	\$ 3,633.67	\$ 529.38	\$ 5,293.75
204055	Rural Municipality of Morris	518	Morris MB R0G 1K0	12		62685	103.18	\$ 35.55	\$ 3,668.16	\$ 534.40	\$ 5,343.99
204060	Rural Municipality of Morris	518	Morris MB R0G 1K0	13		62685	125.52	\$ 35.55	\$ 4,462.37	\$ 650.10	\$ 6,501.04
204065	Rural Municipality of Morris	518	Morris MB R0G 1K0	14		62685	125.52	\$ 35.55	\$ 4,462.37	\$ 650.10	\$ 6,501.04
204070	Rural Municipality of Morris	518	Morris MB R0G 1K0	15		62685	125.52	\$ 35.55	\$ 4,462.37	\$ 650.10	\$ 6,501.04
204075	Rural Municipality of Morris	518	Morris MB R0G 1K0	16		62685	125.52	\$ 35.55	\$ 4,462.37	\$ 650.10	\$ 6,501.04
204080	Rural Municipality of Morris	518	Morris MB R0G 1K0	17		62685	125.52	\$ 35.55	\$ 4,462.37	\$ 650.10	\$ 6,501.04
204085	Rural Municipality of Morris	518	Morris MB R0G 1K0	18		62685	125.52	\$ 35.55	\$ 4,462.37	\$ 650.10	\$ 6,501.04
204090	Rural Municipality of Morris	518	Morris MB R0G 1K0	19		62685	125.52	\$ 35.55	\$ 4,462.37	\$ 650.10	\$ 6,501.04
204095	Rural Municipality of Morris	518	Morris MB R0G 1K0	20		62685	125.52	\$ 35.55	\$ 4,462.37	\$ 650.10	\$ 6,501.04
204100	Rural Municipality of Morris	518	Morris MB R0G 1K0	21		62685	125.52	\$ 35.55	\$ 4,462.37	\$ 650.10	\$ 6,501.04
203238	Midland Manufacturing	249	Rosenort MB R0G 1W0	14		47950	1,186.00	\$ 35.55	\$ 42,163.55	\$ 6,142.64	\$ 61,426.36
TOTALS							3,543.22		\$ 125,965.20	\$ 18,351.36	\$ 183,513.57

Cost per lineal foot	\$ 71.10
Lineal # of Feet to Pave	3,543.22
Total Project Cost - Including GST	\$ 251,930.40
Rural Municipality of Morris Portion	50% \$ 125,965.20
Balance to be charged to Lot Owners	\$ 125,965.20
# of Feet to Charge	3,543.22
Cost per lineal Foot	\$ 35.55

**Financing Details:**

Number of Years =	10
Interest Rate =	7.50%
Principal Amount =	\$ 125,965.20