



INFRA SECTEUR EST

November 2022 Public Meeting



Infra Secteur Est

Objectives of the meeting

- ❖ Give an update on the progress of the file since last June:
 - Financing
 - Follow up on comments and questions from citizens

- ❖ Allow citizens to follow the steps taken
 - Possible new solution

- ❖ Respond to your questions and concerns

Respect and Civility



Let's talk about
Financing

Our Town

- Population : 2 421
 - 65 years + : approx. 20% - 21.5% (2021)
 - Median income : 37 989\$ (2015) – 46 800\$ (2020) + 23%
- Residential/Taxable : 90,65%
- Average housing tax burden: 2 855\$ (2019)
 - By population class (2 000 @ 9 999) : 1 949\$
 - By population class (0 @ 1 999) : 1 543\$
- Indebtedness by 100\$ de RFU* : 2,24\$ (2019)
 - By population class (2 000 @ 9 999) : 1,83\$
 - By population class (0 @ 1 999) : 1,15\$

*Richesse foncière uniformisée (Standardized land wealth)

Funding Framework

In the "public" the rules are not those of the "private"

Forget about exceptions by decree

- The only way to get more is to search the programs in place
- With the current program: from +\$4M to +\$6M, i.e. 20% to 30% more than the current grant of \$20M
- The PRIMEAU program is currently under review (April 1, 2023)
- Put pressure on MAMH, now is the best time (Help us help you)
 - Go to the town's website for citizens' letters to the Minister

Municipalities are under provincial jurisdiction, but the environment is under federal jurisdiction ... We continue to follow up

MAMH – Cost per door 2017 – Dossier Léry

	Scénarios	
	Aqueduc seul	Aqueduc et égout
Détermination du coût maximal admissible (CMA) en vertu des balises économiques		
aqueduc seul : 18000/résidence	376 x 18 000 \$	355 x 18 000 \$
aqueduc et égout : 72 000/résidence	=	+ 21 x 72 000 \$
égout seul : 51 000/résidence	6 768 000 \$	+ 4 x 51 000 \$
		=
		8 106 000 \$³
Taux d'aide appliqué sur le CMA	66 ²/₃ %	66 ²/₃ %

$72\ 000\$ \times 33\ 1/3\% = 24\ 000\$$

Total project cost According to the September 2020 grid

Projet d'égout et aqueduc avec protection incendie - Pha		Soumission	
Description	Septembre 2020	Gravitaire	
Sous-Total Travaux:	31 836 089,60 \$	48 896 086,98 \$	
Imprévus (15%):	4 775 413,44 \$	7 334 413,05 \$	
Sous-Total:	36 611 503,04 \$	56 230 500,03 \$	
TVQ Payable (50%)	1 825 998,71 \$	2 804 496,18 \$	
Sous-Total:	38 437 501,75 \$	59 034 996,21 \$	
Plus surveillance des travaux:	1 098 345,09 \$	1 686 915,00 \$	
Plus TVQ Payable (50%):	54 779,96 \$	84 134,89 \$	
Sous-Total:	39 590 626,80 \$	60 806 046,10 \$	
Moins Subvention 2017:	20 267 629,00 \$	20 267 629,00 \$	
Couts nets:	19 322 997,80 \$	40 538 417,10 \$	
Plus étangs aérés:	1 400 000,00 \$	1 400 000,00 \$	
Plus frais d'émission:	414 459,96 \$	414 459,96 \$	
Plus intérêts - Marge de crédit:	837 542,24 \$	837 542,24 \$	
Grand Total à payer:	21 975 000,00 \$	43 190 419,30 \$	
Grand Total du projet:	42 242 629,00 \$	63 458 048,30 \$	
Total par Branchement (507):	83 318,79 \$	125 163,80 \$	
À payer / propriétaire (507) :	43 950,00 \$	85 188,20 \$	

Represents the bid received in September 2021 + 5% to have a "June 2022" cost

Total Project Cost 2022

Comparison and evaluation criteria : **Cost/Door**

September 2020	September 2021	MAMH	Phase I
43 950\$	85 188\$	24 000\$	26 000\$



2021-496 : The Minister recognized the magnitude of the tax burden

2021-497 : 36% to the whole city

To reduce cost/door

	Decision
Water reservoir	Removed from the project
Expansion P-I	Removed from the project
Contribution of new Neighborhoods	According to the financial modeling results
Number of connections	Increase from 507 to 529.All at the same prices
Number of contracts	More than one contractor

Cost per door

Commonly used comparison and evaluation criteria : **Cost/Door**

Phase I	MAMH actual	MAMH 2023
26 000\$	24 000\$?

We are aiming for an ambitious \$30,000/door

To reduce the cost per door

According to the engineering plans, 529 service entrances are planned

All owners will pay the same share whether the lot is built or not

To avoid benefiting owners of vacant lots and secondary residences...

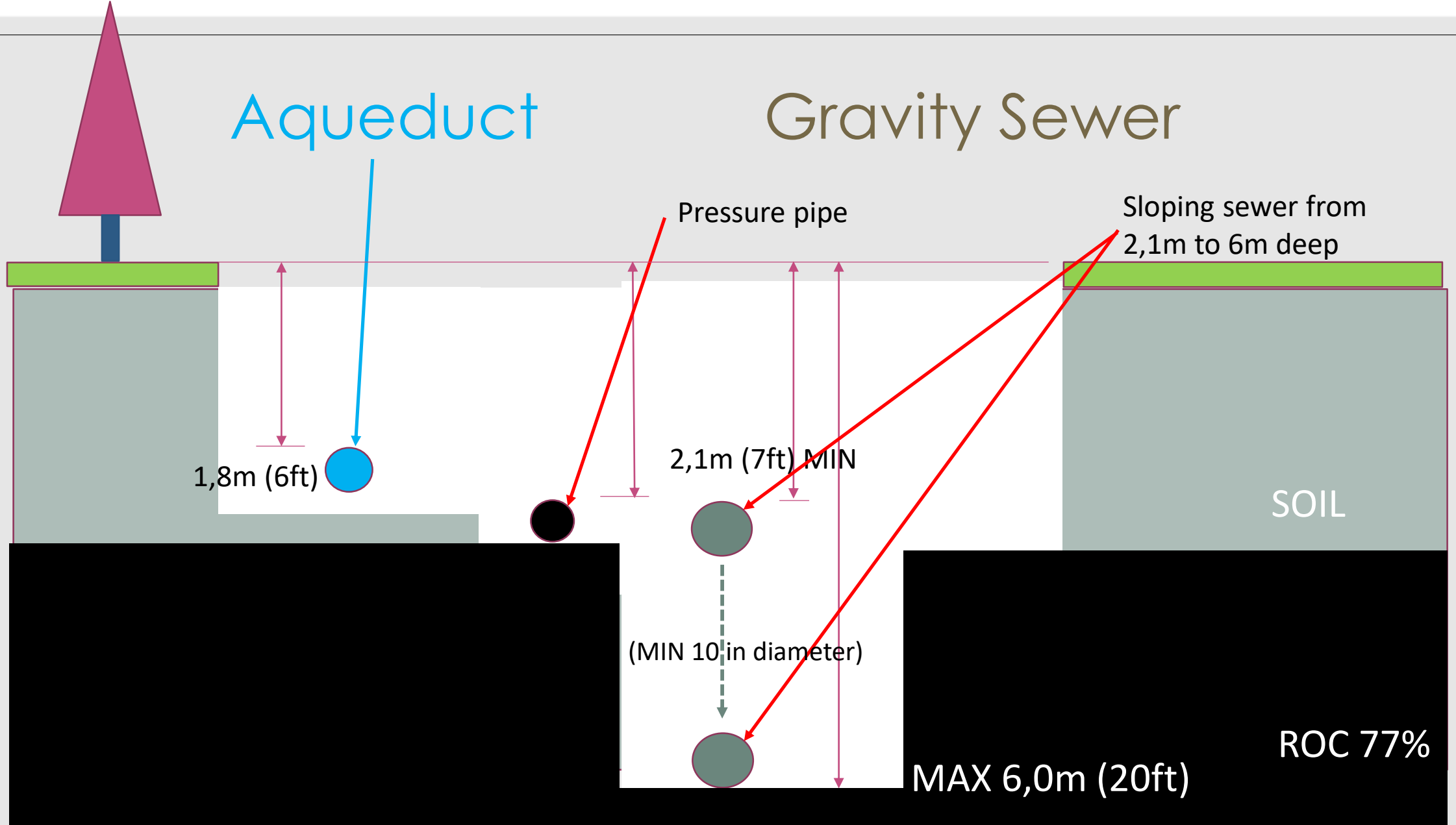
- It's a matter of equality



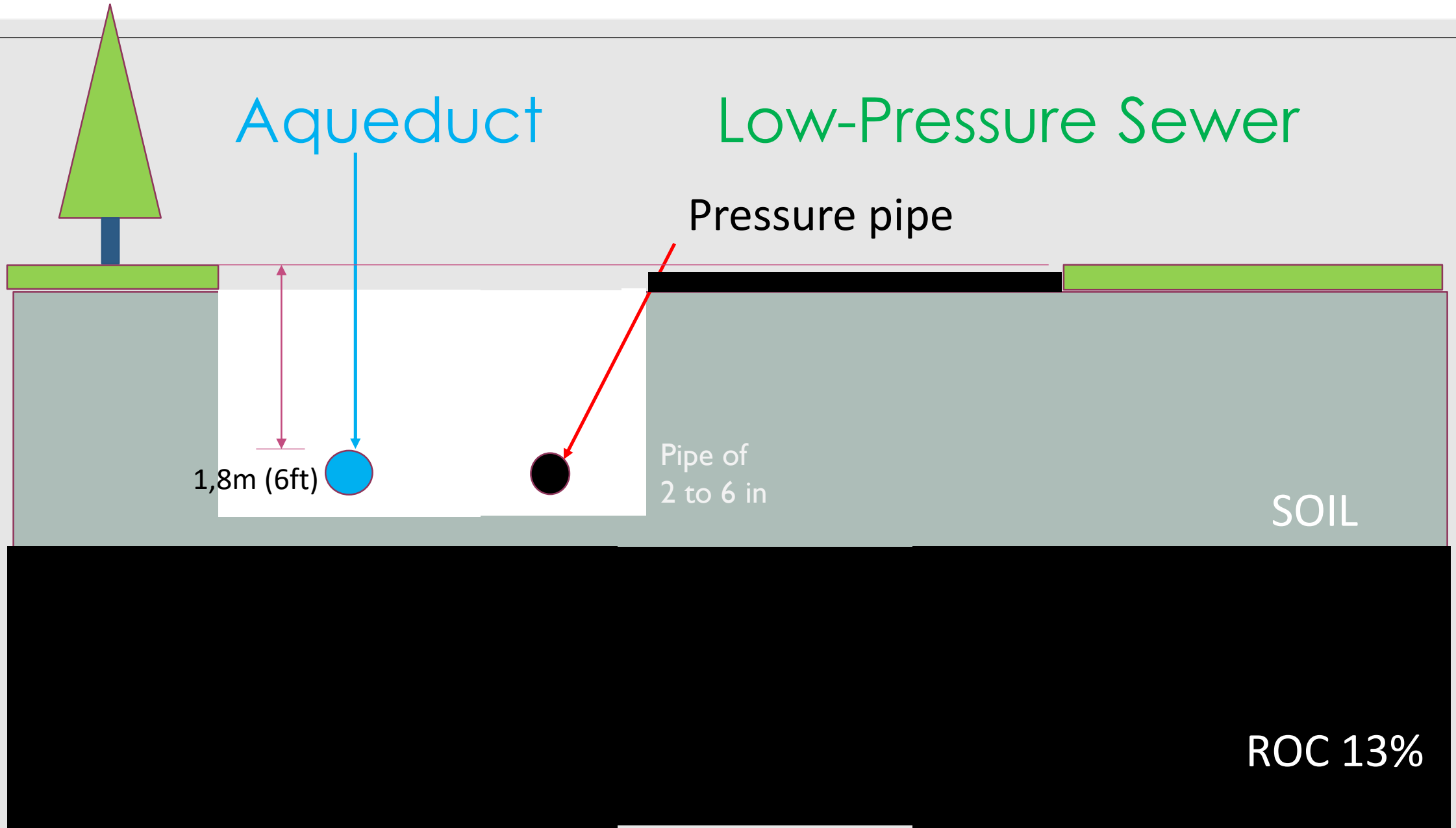
The Solutions Reminders

Aqueduct

Gravity Sewer



Impact environnemental majeur



Aqueduct

Low-Pressure Sewer

Pressure pipe

1,8m (6ft)

Pipe of
2 to 6 in

SOIL

ROC 13%

Solutions – pros

Solution 1

Gravity

- Fully managed by the Town
- Elimination of Septic tank system

Solution 2

Low-pressure

- \$\$\$\$ for the citizen
- Discount on sewer tax
- Less environmental impact :
 - Partial refurbishment
- Less impact on easements
- No pumping stations, no manholes
- No risk of infiltration

Solution 3

Upgrade septic system

- \$\$\$\$, variable according to the work to be done
- No sewer tax
- No pumping station, no manhole
- Less impact on easements
- Support to correct septic systems
 - 20-year financing on the tax bill
 - Maximum tax credit of 5 500\$
- No risk of back flow
- Minimal environmental impact

Solutions – cons

Solution 1

Gravity

- \$\$\$\$\$\$ for citizens
- +cost of maintenance/personnel in public works
- Infiltration problem
- Noise from common pumping stations (alarms)
- Odors from manholes
- Risk of rainwater flow problems due to deep excavation
- Environmental impact (Tree cutting, etc...)

Solution 2

Low-Pressure

- One pump per residence under the responsibility of the owners
- Maintenance and electricity (circuit 220V, 10amps, 200Kwh/an)
- Accompaniment of the City: Guide, grouped purchase, references
- Owner attention during a power outage

Solution 3

Upgrade septic system

- Responsibility for work and maintenance to residents
 - Lamp UV, disposal field, etc.
- Limited lifespan
- Owner attention during a power outage
- Obligation to meet new standards



Your questions
and comments

Your questions and comments

- The condition of the wells
- A mixed network
- Several houses on the same lot
- All costs to be expected
- Simpler solution

The condition of the wells

Comments made

Is it necessary to charge the whole community for the aqueduct if only a few properties have contaminated wells? ?

- 112 wells (27%) of 415 are contaminated
- 78 wells (19%) out of 415 do not meet physico-chemical and aesthetic standards
- 21 (5%) wells have both problems

Note that

In percentage terms, artesian wells are more contaminated than surface wells

- Contaminated wells are distributed throughout the territory but mainly west of Phase 2 (District 4 and 5)
- Physico-chemical and aesthetic problems are mainly in the eastern part of Phase 2 (District 6)

The condition of the wells

Comments made

Is it necessary to charge the whole community for the aqueduct if only a few properties have contaminated wells? ?

Conclusion

- A total of 169 wells (**41%**) with either issue
- Adding the 94 houses served by the municipal well who complain about water quality, this gives us 261 residences (**63%**) with drinking water quality problems.
That's nearly 2/3 of Phase 2 residences.

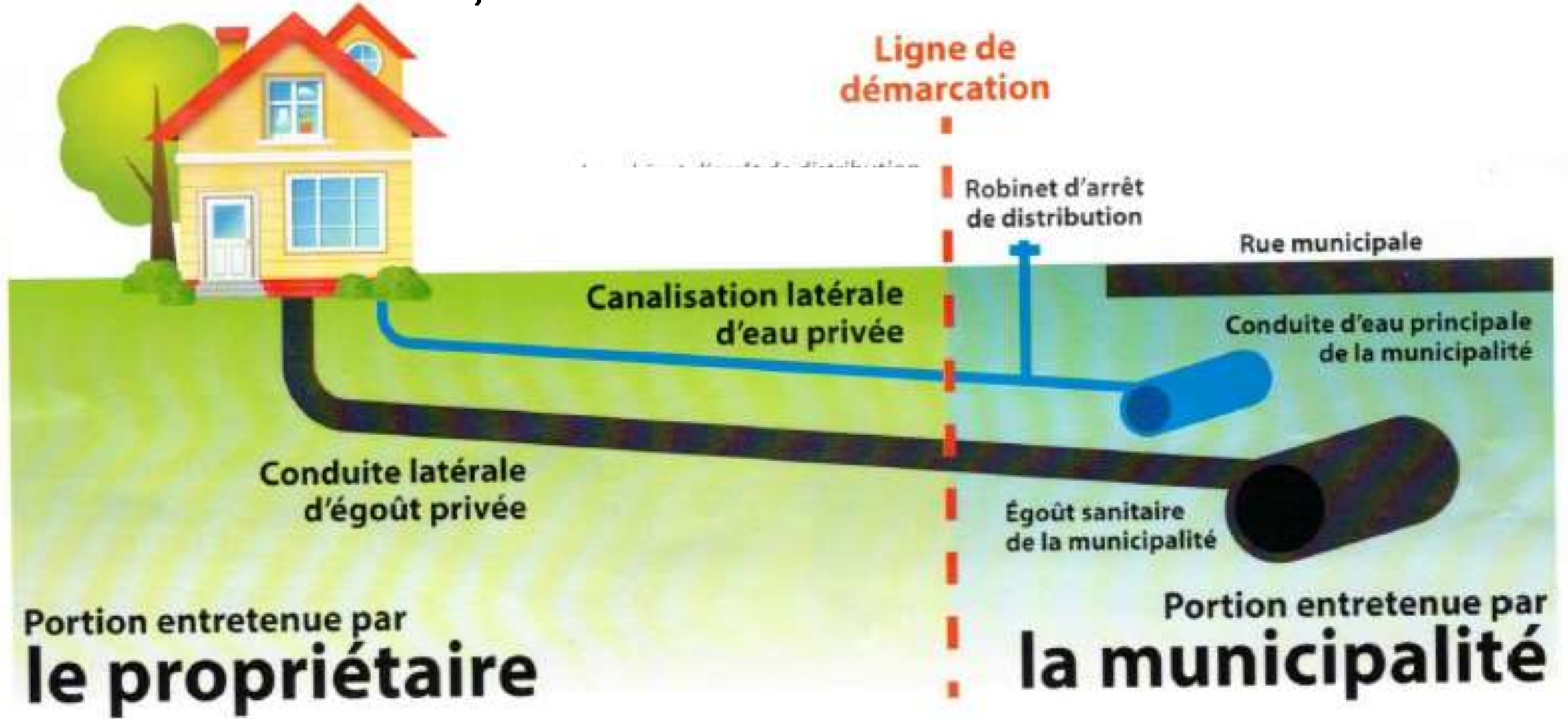
All costs to be expected

Comments made

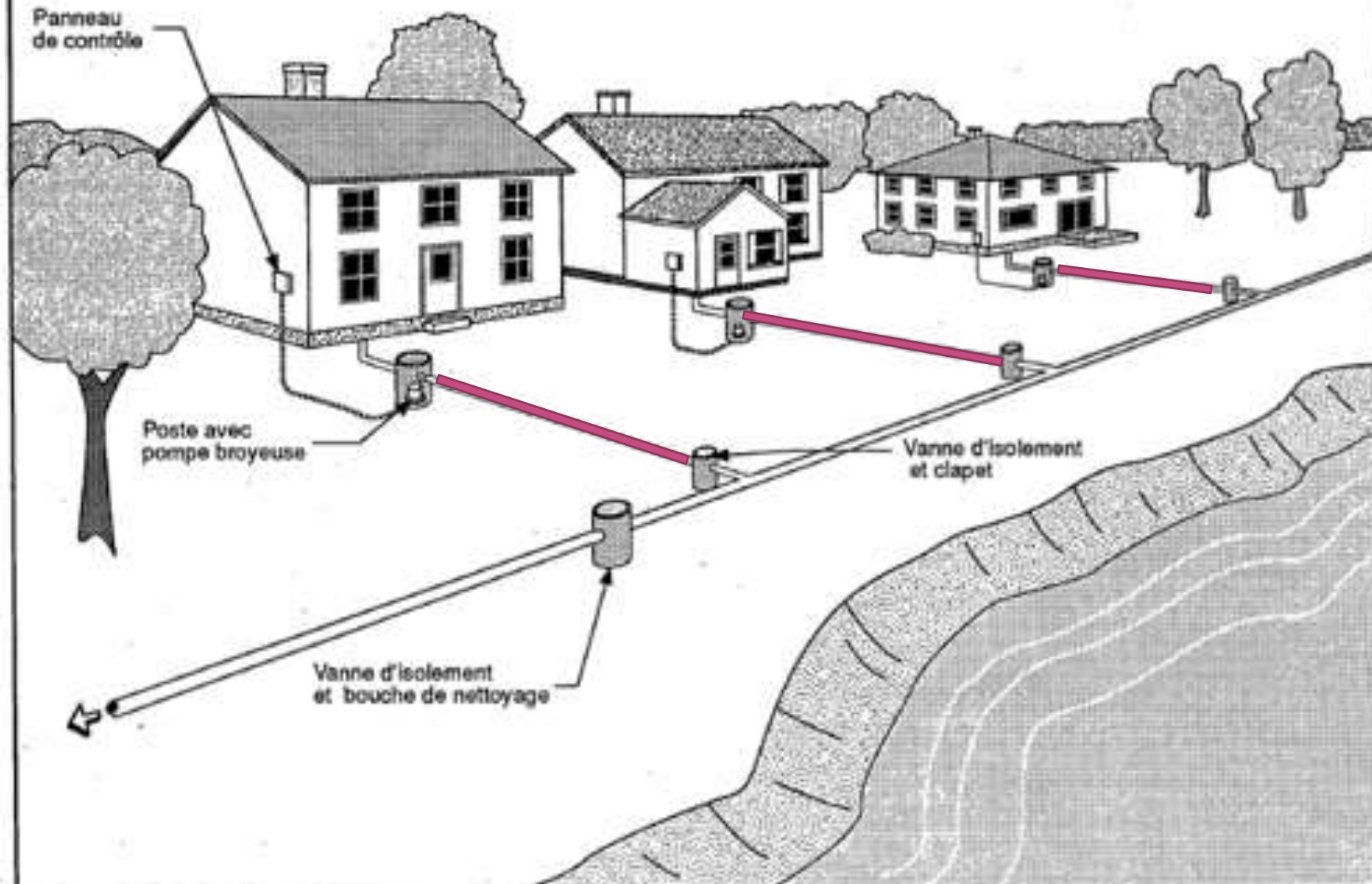
There are still several costs to be borne by the citizen in addition to the increase in municipal taxes.

- Nous avons eu le support de citoyens pour établir la liste «Frais et bénéfices cachés »
- The highest cost is the cost of connecting to municipal sewer and water systems. This is not negligible.
- As in Phase 1, the connection will not be mandatory if your sanitary installation is fully up to current standards.

Connection to lot boundary

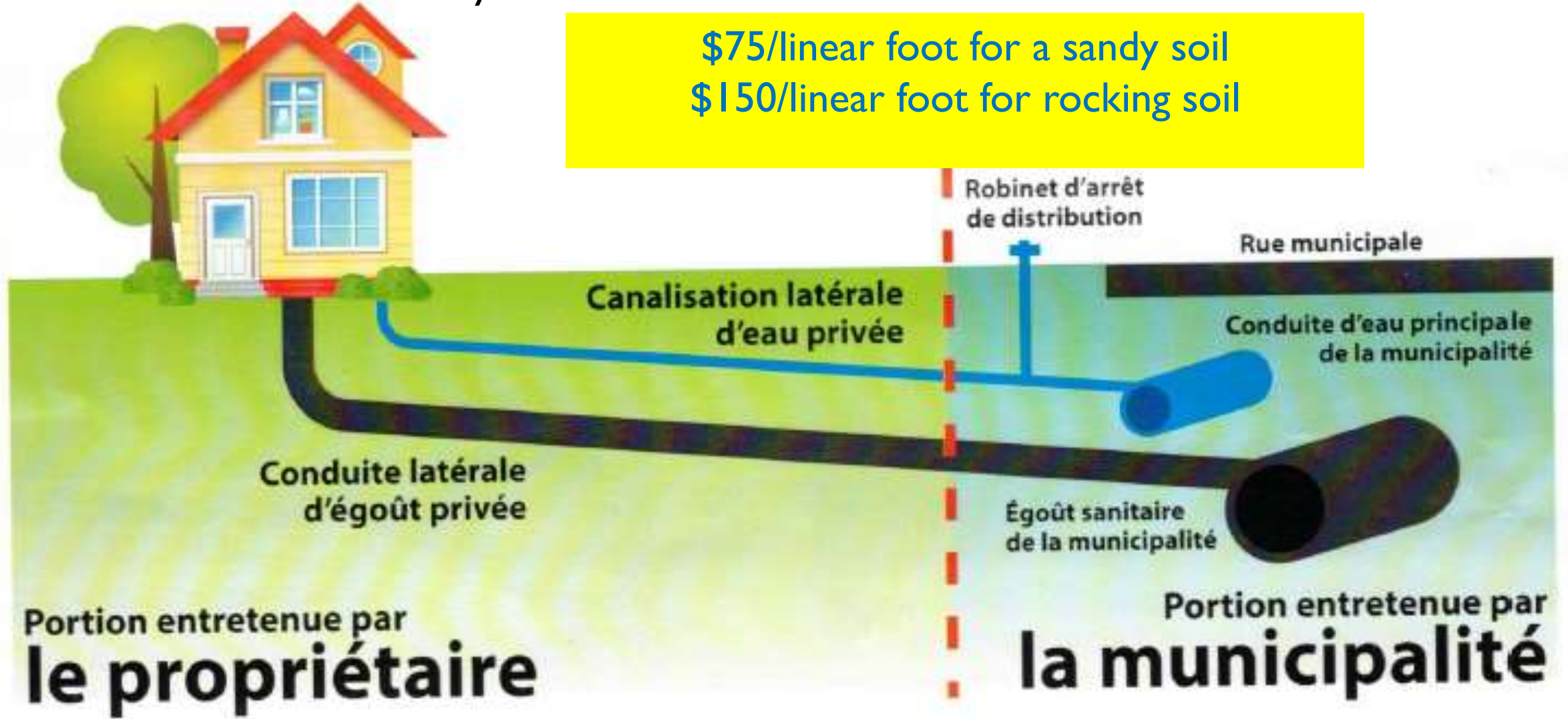


Connection to lot boundary



Connection to lot boundary

\$75/linear foot for a sandy soil
\$150/linear foot for rocky soil



All costs to be expected

Comments made

There are still several costs to be borne by the citizen in addition to the increase in municipal taxes.

Conclusion

- Check out the chart on the city's Infra Secteur Est website to see the savings too!

A mixed network

Question Asked

Is it technically possible to have a gravity sector connected to the RSP, think of the Presqu'île?

The Presqu'île sector meets the 3 criteria that make a gravity network interesting :

- Density of residences
- Absence of rock
- Absence of high-water table
-

Conclusion

- This aspect will be submitted to RSP engineers.

A mixed network

Questions Asked

Can residences connect gravity to the Phase 1 network, think of residences bordering Phase 1

Conclusion

- This aspect will also be submitted to engineers for residences adjacent to Phase 1.
- We want to satisfy as many residents as possible.

Several houses on the same lot

Question Asked

Can residences on the same lot combine their RSP?

Conclusion

- This aspect will be submitted to RSP engineers.
- As with Phase 1, each house pays its share of the loan by-law and its sewer and water taxes.

Simpler solution

Question

The RSP with grinder pump seems complex, are there other solutions?

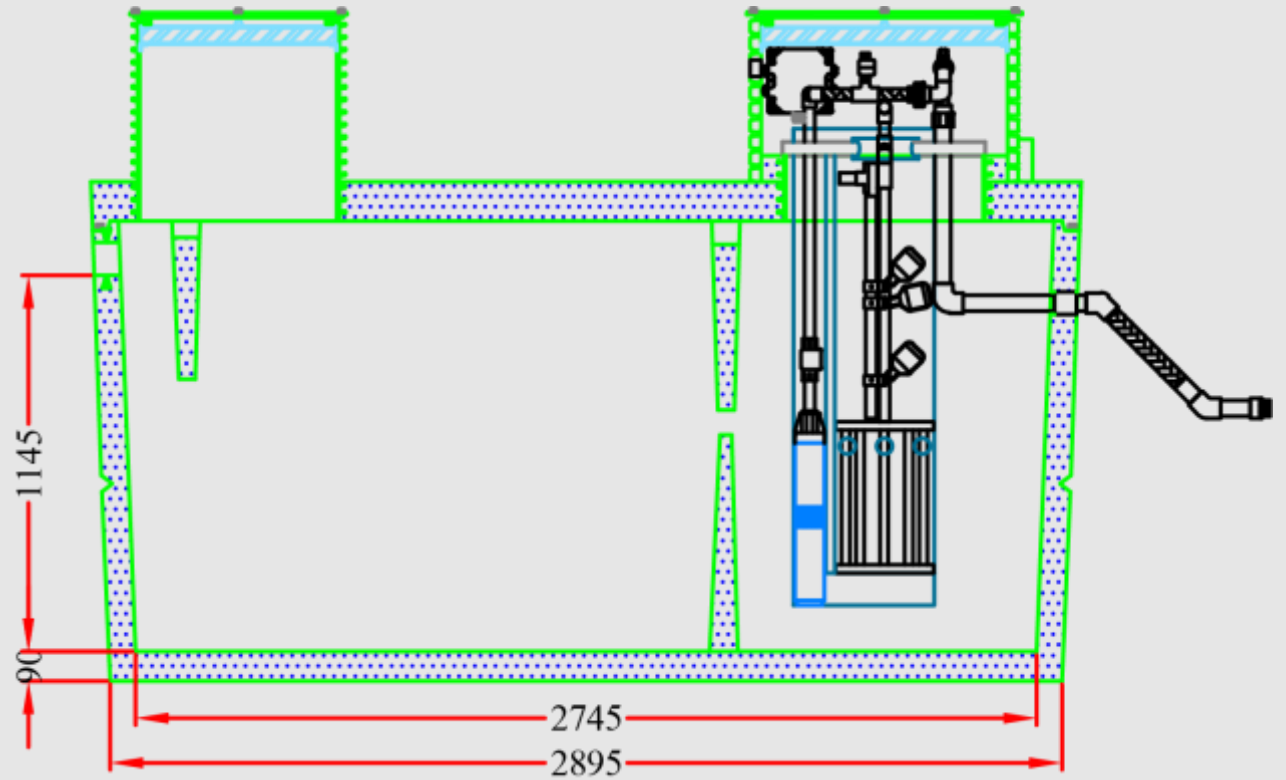
- We went back to analyze a solution that we had set aside initially : the RSP with effluent pump

RSP with effluent pump

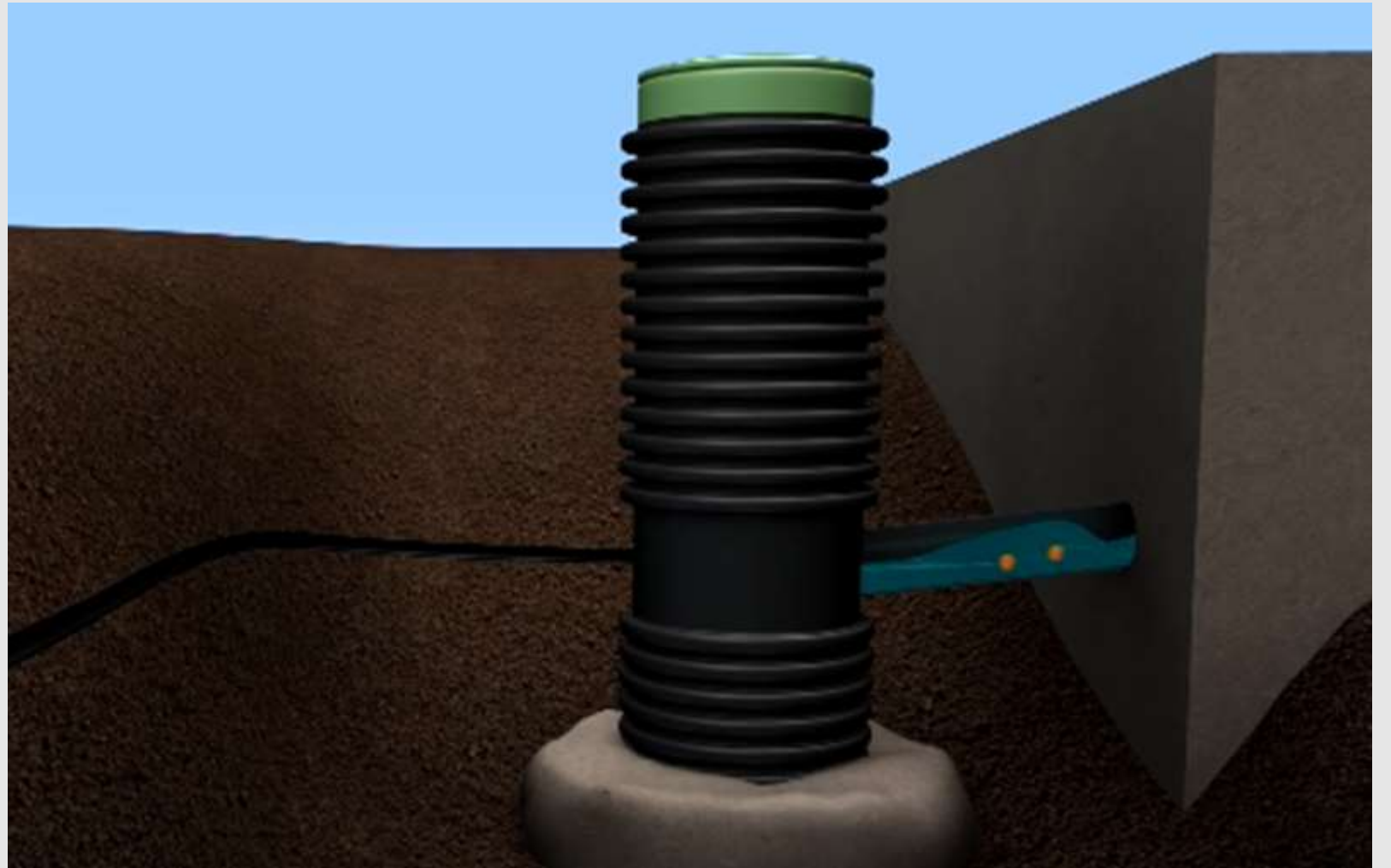
- The pump is installed in the "liquid" compartment of a sealed effluent station.
- The 5' x 9' x 6' waterproof tank approved BNQ 3680-05



RSP with effluent pump



RSP with grinder pump



RSP with effluent pump

Benefits

- Use without special precautions
- Light pump, 110 volts, low HP
 - Local technology
- Pumps only liquid
 - Increased pump longevity
 - Cleaner control floats
- Eligible for the tax credit
- Reserve of 48 hours (without vigilance) and + in case of power failure
- Septic tank emptying by the MRC
- Maintenance of the pump (filter) by the city (to be validated)

Disadvantages

- One installation per residence
- Septic tank to change
- Filter to clean
- Higher sewer tax covering
 - Tank emptying
 - Pump maintenance (to be validated)

Testimony of the former mayor of Bécancour

RSP with effluent pumps sewer collection system introduced in 2011

- I am satisfied with this system.
- The installation costed about \$10,000, financed by a 20-year tax.
- A breakage in 11 years of use
- For my part, no further intervention was necessary during these years....

Jean-Guy Dubois August 4, 2022



Let's talk about
timelines

Milestone schedule

Égouts / Aqueduc – Phase 2 - Échéancier

ÉTAPES	2021		2022				2023				2024		
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Début du Groupe TTCPII	X												
Visite à St-Denis-de-Brompton		X											
Acquisition des servitudes			X										
Dossier des 3 solutions - Budget et Financement			X										
MAMH, Environments, Députés			X										
Rencontres d'information/ dialogue continue					X								
Appel d'offres de services professionnels 66 jours				X									
Préparation des plans et devis 80 jours					X								
Déclaration de conformité 21 jours					X								
Adoption du règlement d'emprunt (Registre) 66 jours						X							
Appel d'offres 70 jours							X						
Octroi du contrat et début des travaux*								X					

Calendar presented in June 2022

*Sous toutes réserves

You told us :

- Let the Covid effect pass
- Let the hikes on gasoline/inflation pass
Interest rates will stabilize
- The best time to get quotes is in the Fall

What MAMH told us :

- The current PRIMEAU grant program ends March 31, 2023
- The new enhanced program, takes effect on April 1, 2023
- The new versions are always more advantageous

Economic conditions

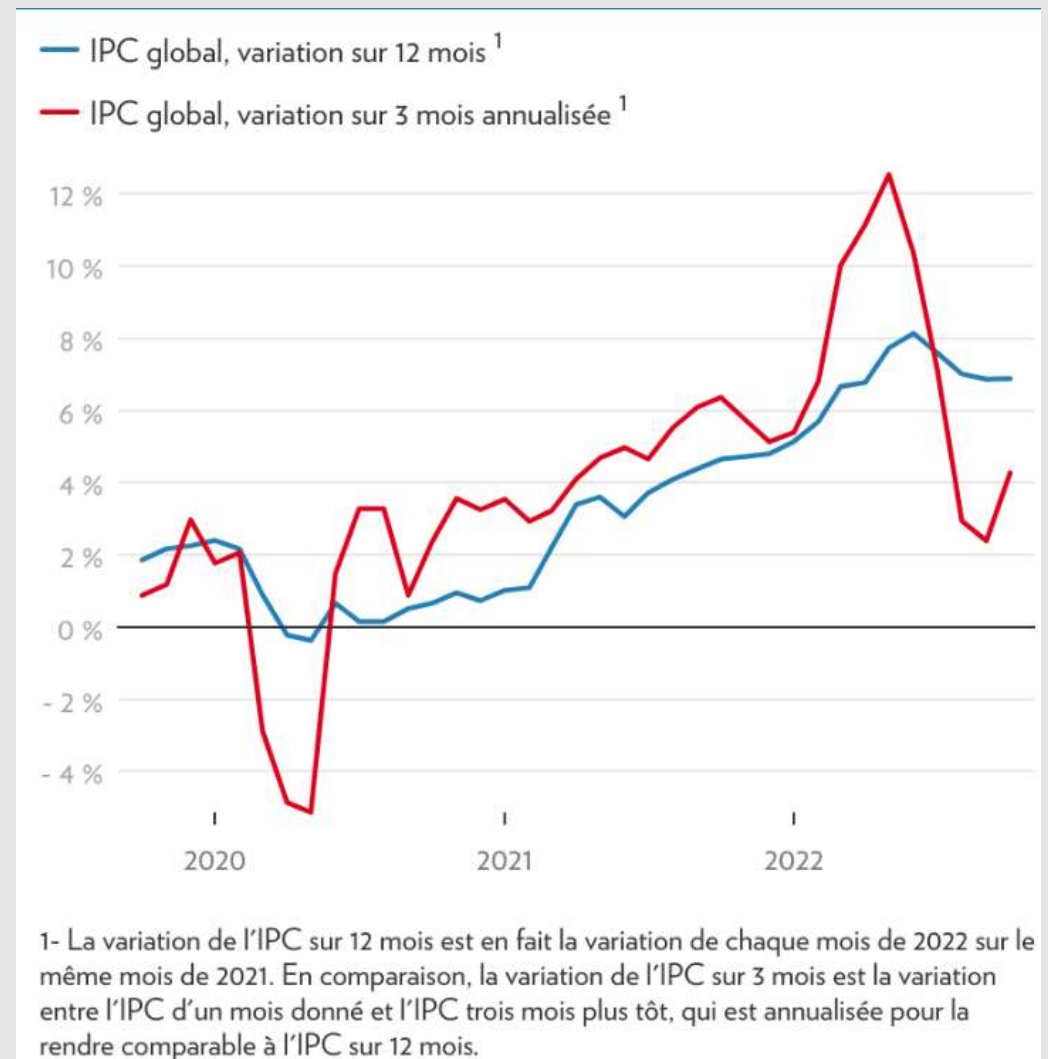
The worst is behind us

– André Girard, ministre des Finances

Prices exploded between February and July 2022

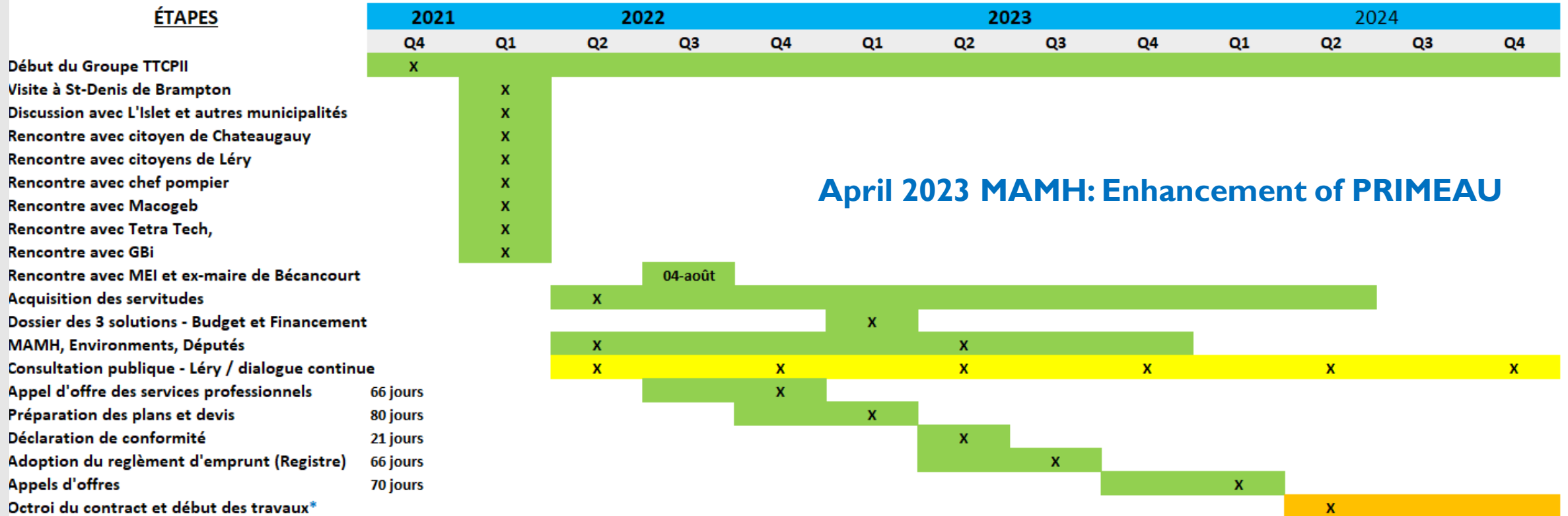
- War in Ukraine,
- Containment in China
 - Impact on supply chain
- Strong post-pandemic local demand.

Almost all economists predict that by the end of 2023 we will have returned to an inflation rate of 1 to 3%.



New milestone schedule

Égouts / Aqueduc – Phase 2 - Échéancier



April 2023 MAMH: Enhancement of PRIMEAU

*Sous toutes réserves

Adoption of the loan by-law

Referendum : Have the Council's decision ratified by the population concerned

The law requires a referendum if the project is not subsidized at least 50%;

Our goal is to have the best price...The project will be subsidized at more than 50%, so we have no obligation;

But we will still open the register so that the citizens of Infra Secteur Est have the opportunity to vote by referendum....

Cost of a referendum : approx. 20 000\$



Questions and Answers

Your opinion

THANK YOU