

County of St. Paul

Lottie Lake, Ashmont, Mallaig Project

LAM Water

February 2024



Welcome!

Why We're Here Today

The County of St. Paul is committed to providing reliable potable water to residents of Lottie Lake, Ashmont, and Mallaig.

In the past decade, the County made use of provincial funding under the “Water for Life” strategy, building pumping facilities and pipelines to switch from a low-quality groundwater source to more reliable water that is treated in EPCOR facilities in Edmonton.

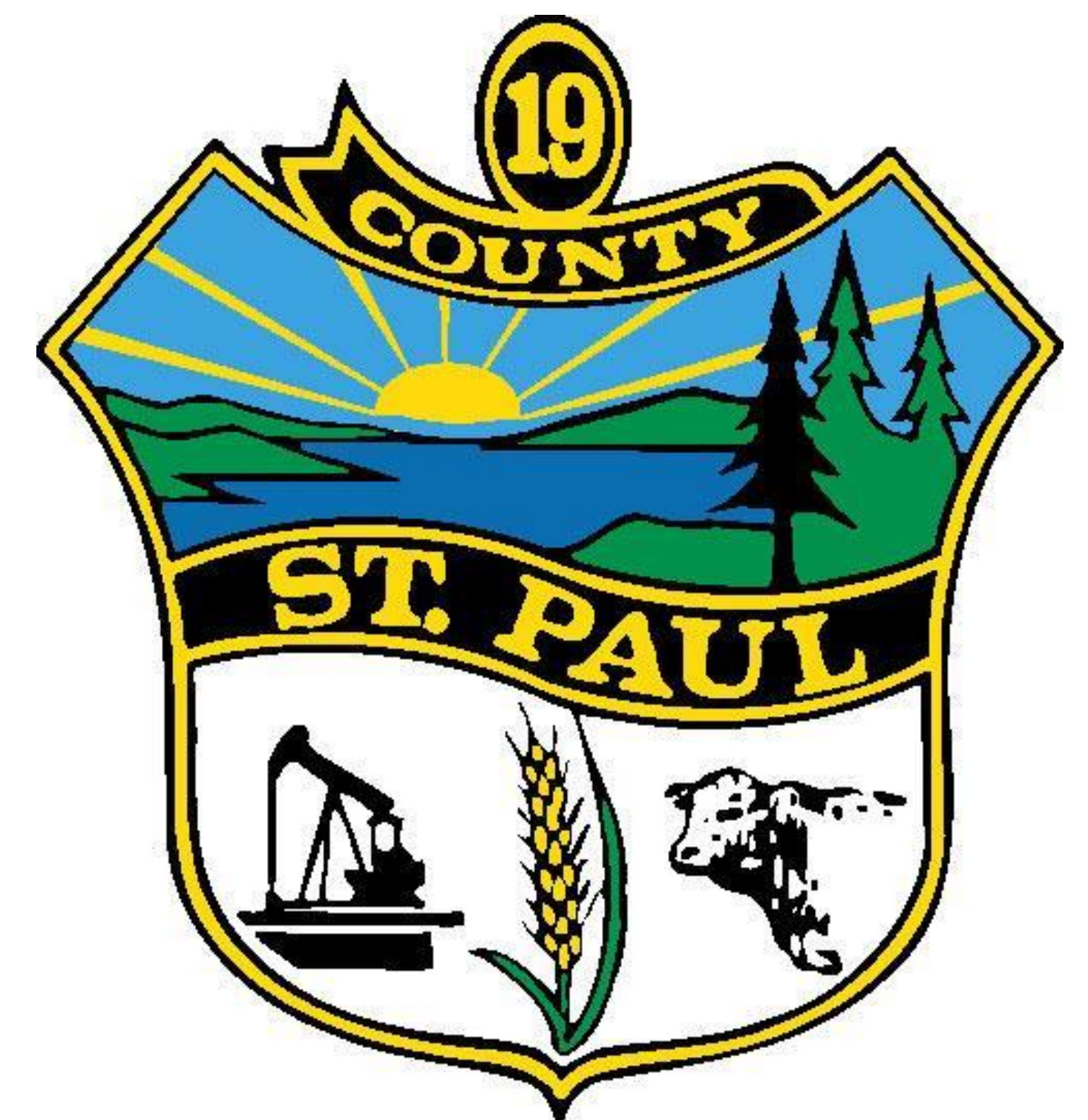
The County is now focusing on replacing the ageing water and wastewater mains and pumping facilities in each hamlet, which we are calling the **LAM WATER** project.

We want to:

- inform you about the project and how it impacts the residents
- hear your thoughts and input
- ask for your support in advocating for this project to the Province

We encourage you to:

- review our information boards and Technical Table
- speak with the representatives here today
- fill out the comment board



County of St. Paul Regional Water System



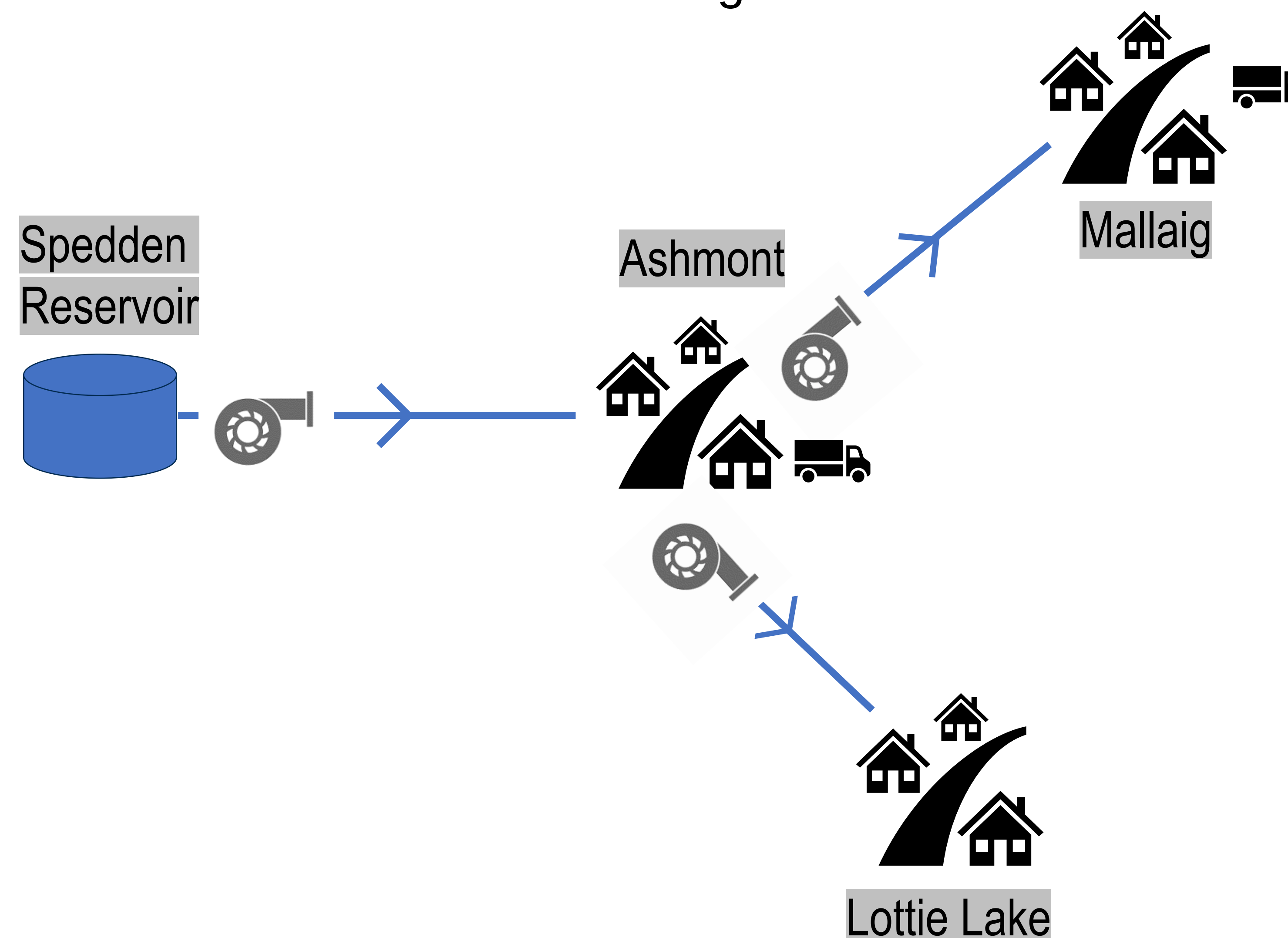
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The County purchases potable water from the Highway 28/63 Water Commission in Spedden.

The Highway 28/63 Water Commission sources its treated water from EPCOR in Edmonton.

2

Water is pumped to the Ashmont Reservoir. From Ashmont, water is pumped to Lottie Lake and Mallaig Reservoirs



3

Water is delivered through water mains, valves, and pumps in each hamlet.

Sewer mains in Ashmont and Mallaig collect wastewater and deliver it to their respective lagoons for treatment.

The Problem



The water and wastewater infrastructure in the hamlets of Lottie Lake, Ashmont, and Mallaig is reaching its end of useful life. As time passes and pipes age, they become more prone to breaks and cause significant service disruptions, risking water quality and service reliability.

These systems were not designed and built to the appropriate standards, which makes maintaining them more difficult and costly. The number of repairs and the repair costs are increasing with time.

- Residents of **Lottie Lake** experience **low water pressure** and **unreliable access to water** due to an **undersized distribution system** that does not meet the hamlet's current demands.
- **Deteriorating wastewater pipe conditions** increase the risk of sewer leakage, infiltration, and backups in wastewater collection systems in **Ashmont** and **Mallaig**.

The Solution



The County completed a service assessment in 2019, concluding that **the most effective way** to address the water and wastewater servicing issues is to:

- ✓ Replace the water distribution and wastewater collection systems in Ashmont and Mallaig
- ✓ Replace the water distribution system in Lottie Lake

Fully replacing the systems is a proactive approach that will improve residents' service experience while reducing the long-term costs of operating and maintaining the systems, ensuring reliable access for today and generations to come.

Project Details:

Lottie Lake

The Problem

Lottie Lake is currently serviced by an undersized **gravity-fed** water system, which results in low water pressure and unreliable service for residents.

The Solution

The proposed system includes a new pressurized system that is sized according to the water needs of the residents, providing a more reliable service.

There will also be a new pump station located at the reservoir site.



Infrastructure Replacement
Phasing Plan

Lottie Lake
Existing and Growth Water
Distribution System Phases

- Reservoir
- Phase 1
- Phase 2
- Phase 3

Project Details:

Ashmont



The Problem

The current water system was not designed and constructed properly. As it ages, it is more prone to breaks.

For example, in 2019, the County spent more than \$40,000 to replace 150m of water main.

The truckfill facility is not sized correctly, which limits pumping and usage.

The wastewater collection system is ageing and poses risks of seepage and infiltration, which are health hazards.

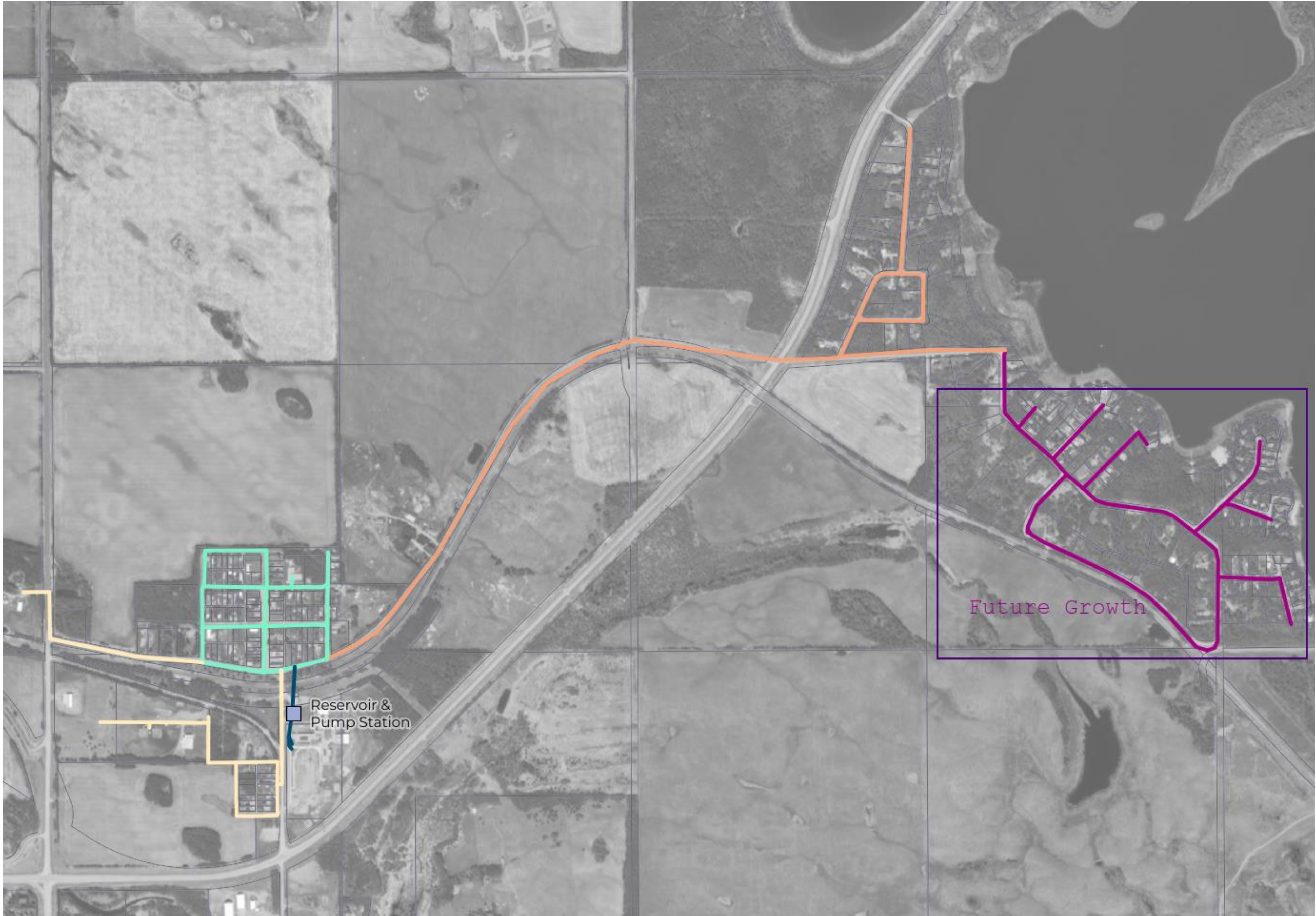
The Solution

The proposed water system will replace the old water mains and services with new plastic pipes that are sized correctly.

The reservoir, truckfill, and pumping facilities will be upgraded with improvements to the pumps, piping, and electrical and mechanical systems.

The wastewater collection mains and services will be replaced with new plastic pipes.

There is an opportunity for future expansion of this system to include Bayview Beach.



Infrastructure Replacement
Phasing Plan
Ashmont, Ashmont Beach
and Bayview Beach
Existing and Growth Water
Distribution System Phases

- Reservoir
- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5(Future Growth)

Project Details:

Mallaig



The Problem

The current water system was not designed and constructed properly. As it ages, it is more prone to breaks.

For example, in 2023, the County spent \$30,000 to fix a water main break.

The truckfill facility is not sized correctly, which limits pumping and usage.

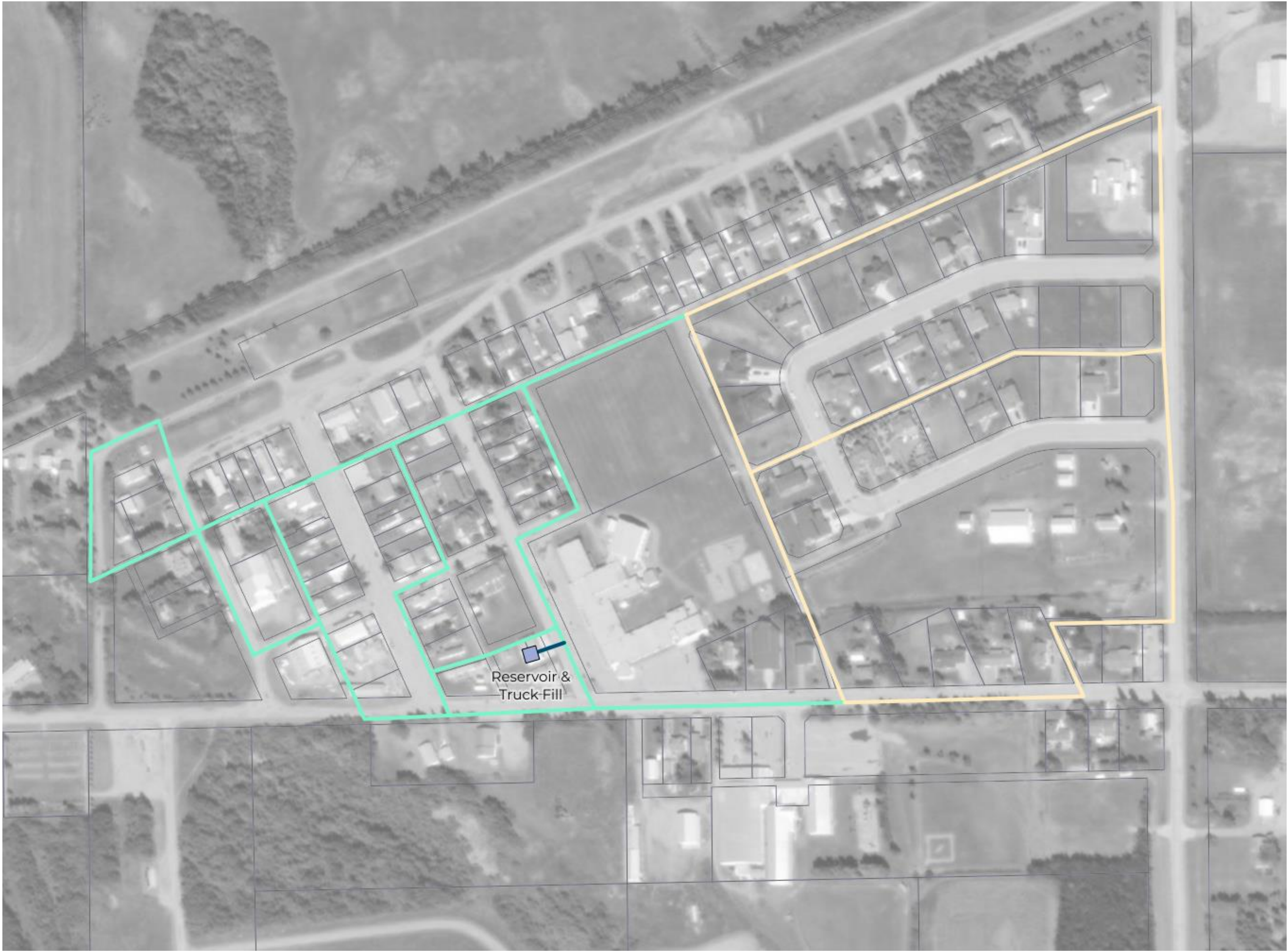
The wastewater collection system is ageing and poses risks of seepage and infiltration.

The Solution

The proposed water system will replace the old water mains and services with new plastic pipes that are sized correctly.

The reservoir, truckfill, and pumping facilities will be upgraded with improvements to the pumps, piping, and electrical and mechanical systems.

The wastewater collection mains and services will be replaced with new plastic pipes.



Infrastructure Replacement
Phasing Plan
Mallaig
Existing and Growth Water
Distribution System Phases

- Reservoir
- Phase 1
- Phase 2
- Phase 3

Project Details



Project Cost: \$23 million

- (based on 2021 estimates)



Construction: Each hamlet is divided into **multiple phases for design and construction.**

- Phasing is based on technical and construction considerations and cost efficiencies.



Timeline: The final timeline and completion of this project depend on the availability of **funds** and **provincial support**

- Design of some elements of the project is already underway.



How is this project being paid for?

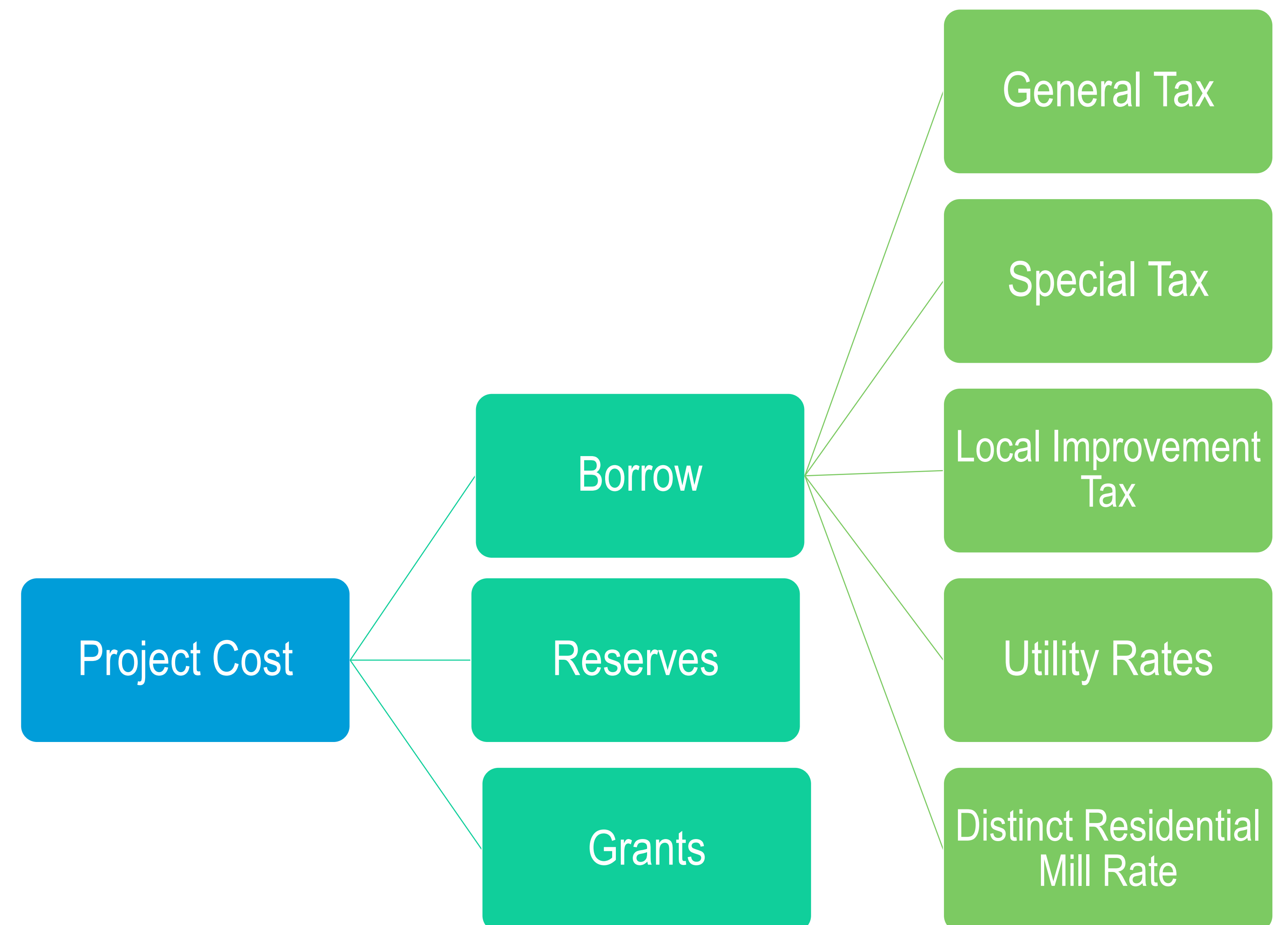
The affordability for hamlet residents is our top priority.

The County has three options to acquire the funds to pay for the project:

- a. Borrow
- b. Use Reserve Funds
- c. Use Provincial and Federal Grants (when/if available)

To pay back the loan or raise funds for the reserves, the County must use general tax revenue, local improvement taxes, utility rates, and/or a combination of all.

The General Tax Revenue applies to all County residents, while Local Improvement taxes, special taxes, and utility rates are only paid for by the hamlets' residents.



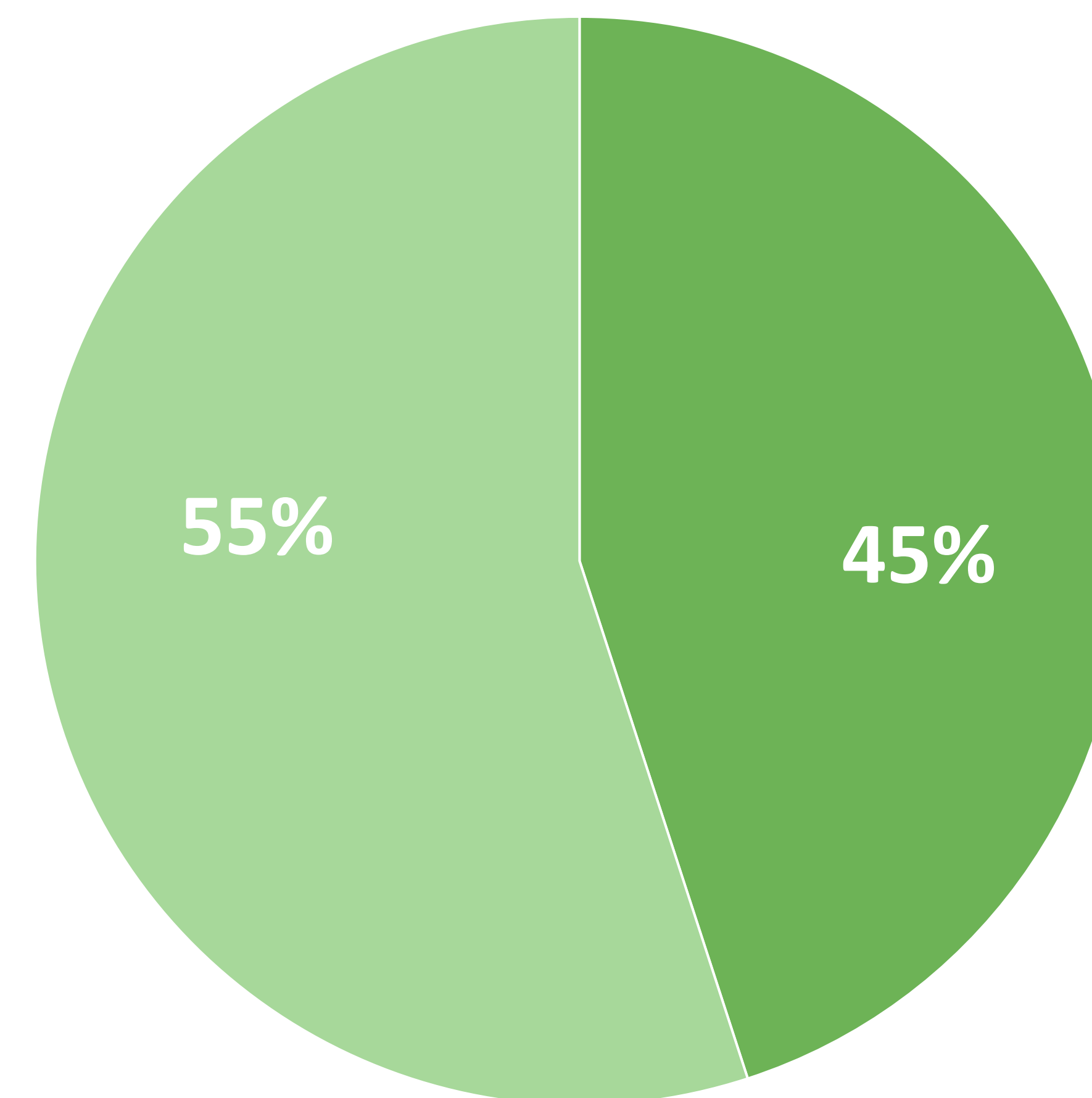
LAM Water Components



The Council has considered **affordability**, **fairness**, and **equity** in cost allocation and selecting the appropriate revenue options to pay for each component of the LAM Water project.

Better services in Lottie Lake, Ashmont, and Mallaig could contribute to growth and a stronger economy within the County; however, residents of these hamlets benefit more directly from this project.

Total Funding Allocation for the Project



■ General Tax Revenue, Water Reserve Fund

■ Local Improvement Taxes, Utility Rates, Provincial Grants

LAM Water Components



Road Rehabilitation & Recovery (~38%)

Paid by General Tax Revenue

What: Road reconstruction after the water and wastewater mains have been replaced.

Why: Roads are used by everyone in the County.

Reservoir & Pumping Facilities (~5%)

Paid by Water Reserve Fund, with \$1 million transferred from General Tax Revenue

What: Improvements needed for these facilities to perform to the desired level.

Why: The facilities benefit hamlet residents as well as truckfill users.

Truckfill Facilities (~2%)

Paid by General Tax Revenue

What: Modifying the pumping and piping in these facilities addresses pressure and capacity issues.

Why: Truckfill facilities are used by everyone (County resident and others).

Water Distribution System Replacement (~30%)

Paid by Local Improvement Taxes, Utility Rates, Possible Provincial Grants

What: To replace water mains, service connections, valves, and other apparatus in each hamlet.

Why: The distribution system in each hamlet benefits hamlet residents only.

Wastewater Collection System Replacement (~25%)

Paid by Local Improvement Taxes, Utility Rates, Possible Provincial Grants

What: To replace the wastewater mains, services, lift station, and other apparatus in Ashmont and Mallaig

Why: The wastewater systems in Ashmont and Mallaig benefit the residents of these hamlets only.

What has been done so far?



Lottie Lake Water Distribution System

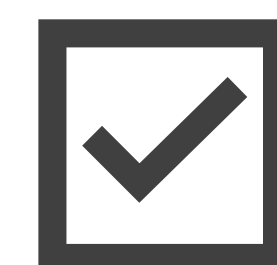
\$200,000 funded by
General Tax Revenue



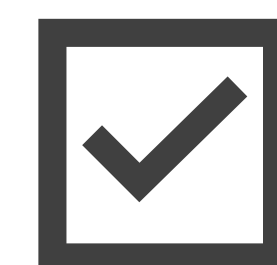
Underway:
Design of the
new water
distribution
system

Ashmont and Mallaig Reservoir, Pump Stations, and Truckfill Facilities

\$371,000 funded by General Tax
Revenue and Water Reserve Fund



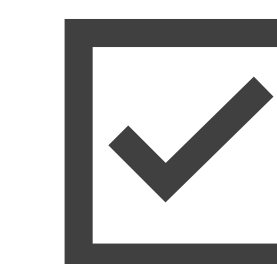
Complete:
Assessment of
facilities



Underway:
Design of the
facilities'
improvements

Ashmont and Mallaig Wastewater Collection System

\$145,000 funded by
General Tax Revenue



Complete:
Camera inspection
and condition
assessment



Underway:
Design of the new
collection system

How is this impacting the residents?



So far, Council has utilized the existing Water Reserve Fund and some funds from the 2023/24 General Tax revenue to pay for the studies, condition assessments, design, and Reservoirs and Truckfill improvements.

As of January 2024, a **new Capital Replacement Contribution** has been added to the utility bills of residents in the hamlets:

- **\$15 per month for Water**
 - Lottie Lake, Ashmont, Mallaig residents
- **\$10 per month for Wastewater**
 - Ashmont and Mallaig residents

These contributions will be kept in the Water Reserve Fund for the water and wastewater capital improvements in these hamlets.

Contribution in Action

To understand the contributions for this project, the \$15 per month will add \$52,000 annually to the Water Reserve Fund. To put this in perspective, replacing the shut-off valves and service connections in all three hamlets is estimated at \$1.7 million.

How is this impacting the residents?



Council is diligently working on lowering the financial impact to residents by researching and evaluating construction methods that could reduce overall costs.

Securing provincial grants could have a significant impact on reducing the overall cost for the residents. In November 2023, Council met with the Ministers of Environment, Transportation, and Municipal Affairs to:

- Urge the province to reinstate funding programs for water distribution and wastewater collection systems;
- Assist the province in developing a proactive and comprehensive funding strategy for water distribution and wastewater collection systems by sharing all of the findings from our assessments.

These points were reiterated in the County's formal submission to the Province as part of their request for 2024 Budget Priorities.

How can residents help?



Throughout the province, rural and small urban municipalities are dealing with ageing water and wastewater infrastructure coupled with a declining population.

Bringing back funding strategies for this infrastructure will ensure the sustainability of rural communities for generations to come.

The Ministers are considering the County's request.

You can support this project by:

- Reaching out to your MLA
- Urging them to ask the province to take action and provide funding.

The County has prepared letter templates for you to send to your MLA by email or to drop off at their constituency office. Just add your name, contact information and the date.

Please visit
county.stpaul.ab.ca/lam-water
to access the fillable PDF files.

You can also take a copy from the information desk.

Water Rate Components



A. Fixed Service Charges

These costs are not related to water usage. The County must pay them to operate and maintain the water systems:

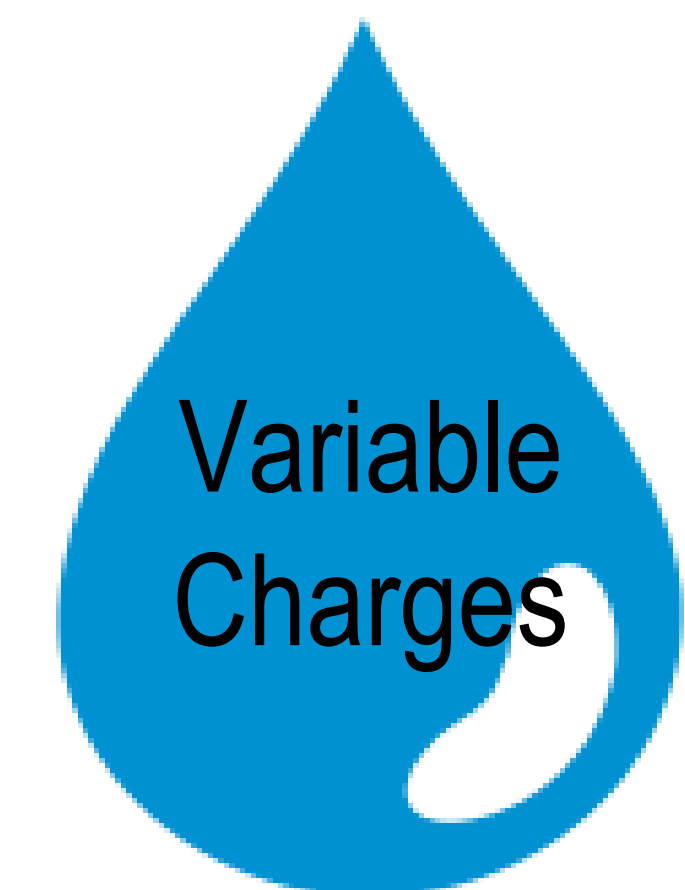
- Operators Salaries and Contracted Services
- Debt Servicing Charges to the County's Regional System
- Highway 28/63 Commission Administration Charges
- Capital Replacement Contribution



B. Variable Charges

This is based on your water metre readings and how much water is used per month:

- Distribution and collection charges (pumping, chemicals, utilities, etc.)
- Supply charges (purchased water from Highway 28/63 Water Commission)



Wastewater utility charges do **NOT** cover the debt servicing and the cost of operation and maintenance of the lagoons in each hamlet. That is paid for by general taxes.

2024 Utility Rates



Rates	Lottie Lake	Ashmont	Mallaig
Fixed Service Charges (Water)	\$70 per month	\$70 per month	\$70 per month
Capital Replacement Contribution (Water)	\$15 per month	\$15 per month	\$15 per month
Water Supply Charge	\$2.88 per m3	\$2.88 per m3	\$2.88 per m3
Water Distribution Charge	\$2.39 per m3	\$2.39 per m3	\$2.39 per m3
Total Water Charges (Usage)	\$5.27 per m3	\$5.27 per m3	\$5.27 per m3
Total Fixed Monthly Water Charges	\$85.00 per month	\$85.00 per month	\$85.00 per month
Fixed Service Charges (Wastewater)	N/A	\$12.25 per month School: \$24.50 per month	\$12.25 per month School: \$24.50 per month
Capital Replacement Contribution (Wastewater)	N/A	\$10 per month School: \$20 per month	\$10 per month School: \$20 per month
Wastewater Collection Charge	N/A	\$1.00 per m3	\$2.40 per m3 (due to the lift stations in Mallaig)
Total Wastewater Charges (Usage)	N/A	\$1.00 per m3	\$2.40 per m3
Total Fixed Monthly Wastewater Charges	N/A	\$22.25 per month	\$22.25 per month