

TOWN OF CHURCHBRIDGE NEWS

Spring 2016

“CHURCHBRIDGE -- Proud Past Exciting Future”

Check out www.churchbridge.com for up-to-date information on our community.



Follow-up from March 16 Public Meeting

Thank you to those who attended the Public Meeting on March 16, 2016. In addition to an information portion which focused on areas including budgeting, tax assessment and the upcoming municipal election, residents were given the opportunity to ask questions. We requested that those questions also be submitted in writing so that they could be shared in this newsletter. The following are those questions and answers:

Council Meetings

- *Will Council consider reducing the number of regular meetings?*

At the Town Council meeting on March 28, Councillors approved a motion to reduce the number of meetings held throughout the year. Until now, and with a couple of exceptions, meetings were held the second and fourth Mondays of each month. With the changes, meetings will now be held as follows:

- January to April - second and fourth Monday of each month
- May to August - third Monday of each month
- September - second and fourth Monday
- October to December - third Monday of each month

Bylaw Enforcement

- *Has the Bylaw officer brought any revenue or at least improvements to the Town?*
- *Do privately owned buildings within the community, such as the old car wash, old Husky or the building attached to the Variety Store fall under the nuisance abatement bylaw? If so, why are these buildings still visible and standing, and why are (the owners) allowed to keep them standing?*

The bylaw enforcement officer from Commissionaires was hired by a number of area communities, including Churchbridge, in late June 2015. Since that time, Council has maintained that his role is to educate residents, and not impose fines, but that will be changing soon.

While his hours and role had been reduced over the winter, last summer and fall the officer dealt with a number of issues in town including dog concerns and nuisance properties. Through complaint forms filed by residents at the Town Office and observation by the Bylaw Enforcement Officer, several warnings have been issued. Those warnings will be increased to fines should violations be repeated.

The Town can encourage clean up and use of privately owned buildings, but has no authority to remove them if taxes are current.

Residential Development

- *What is the Town doing for future residential property development?*
- *What is the zoning for lots at the east end of Prothero Avenue and east end of Vincent Avenue?*
- *What is happening to the property directly adjacent to the east of 119 Cedar Crescent?*

There are currently 15 residential lots available for purchase in the Town, varying in price from \$5,200 to \$20,000 – the locations, sizes and price of these lots are listed on the Town website. Last year, Council passed a motion which would see money from the sale of these lots going into an account designated for residential lot development in Parcel J (the very east end of Town – east of Cedar Cres.).

Council chose to reinvest the sale of the existing lots to development rather than immediately develop that area based on the anticipated cost of development. Based solely on cost-recovery, the new lots would have to be sold for at least \$41,000 each. Council believed that if given the choice between a \$41,000 lot and a \$15,000-\$20,000 lot in the same area, the Parcel J lots would remain unsold. Should an individual or developer want to service and develop a single property or the entire area, Council will certainly listen to any proposal. As it currently stands, however, the cost of development would fall to the developer and not the taxpayers of Churchbridge.

The developed and unoccupied lots at the east end of Prothero Avenue are zoned as residential, as are the developed and occupied lots at the east end of Vincent Avenue. Regarding the property directly east of 119 Cedar Crescent, this would fall under the currently undeveloped Parcel J information as detailed above.

CONSIDER RUNNING FOR TOWN COUNCIL

Municipal Elections will be held on Oct. 26, 2016.
A call for nominations will commence on Sept. 6,
with nominations closing at 4 p.m. on Sept. 21.
Nomination papers are available at the Town Office.

Residential Taxes

Basing property tax on frontage is not allowed due to provincial legislation. It can, however, be used for special projects like sidewalks or paving. Council has not considered a cap on taxes.

By legislation, the Town’s main source of revenue is property tax, so as Council determines the budget for this year, taxes

are top of mind. Those attending the meeting in March were shown a chart of options, (*see chart below* - Minimum Tax option was added after the public meeting), presented to Council to generate the revenue required to cover operational costs, capital purchases, and debt repayment with a surplus or reserves for future projects. Also shown are samples of properties in Church-

bridge, with the date the house was built and its size included to provide a sampling of the effect these different options would have.

At the April 11 Town Council meeting, Council passed a motion to raise the Base Tax (Option 2). Once the budget is passed, tax notices will be issued, likely in mid-to-late May.

		2015 Taxes	Option #1 Mill Rate	Option #2 Base Tax	Option #3 Mill Rate & Base Tax	Option #4 Minimum Tax
Uniform Mill rate		6	6.69	6	6.35	9.05
Factored Mill Rate		5.34	5.95	5.34	5.65	8.05
Minimum Tax						1200 Land 700
Base Tax		755	755	828	791	
	Tax Assessment					
2013 - 2,300 sq ft	485,310	5788	6086	5861	6012	7002
2010 -1,530 sq ft	254,030	3389	3545	3462	3541	3985
1991 - 1,341 sq ft	194,180	2769	2888	2842	2902	3200
1980 - 1,200 sq ft	127,470	2077	2155	2150	2190	1841
1963 - 990 sq ft	75,880	1542	1588	1615	1639	1582
1962 - 600 sq ft	35,000	1118	1139	1191	1202	1376
Tax Revenue for Town		569,432	599,441	599,143	599,306	599,961

General Information and Upcoming Events

Spring Clean-up Days

Town staff will collect garden/yard materials from residences in the coming weeks. We will have compostable bags, perfect for this type of yard clean-up, available to residents at the Town Office after May 1.

Please have items for pick-up placed boxes or cans (no plastic garbage bags) in front yard.

Spring pick-up dates are Wednesday, May 11 and Wednesday, May 25.

Utility Billing Increase

The April utility bill - covering the months of April, May and June - includes the \$6.50 per quarter (\$2.17 per month) rate increase that was passed by Town Council last year. A \$7.50 per quarter increase will take affect next April.

Community Events Schedule

visit www.churchbridge.com, Events Calendar for more information and times

- April 22-24 - Leaps & Bounds Dance Recital
- April 23 - Mosaic In-House Mine Rescue Competition
- April 25 - Town Council Meeting
- May 2 - deadline for June Daze Garage Sale map
- May 5 - Lioness’ Ladies’ Night
- May 10 & 12 - CPS Drama Production
- May 16 - Town Council Meeting
- May 26 - Canada 150 Celebration meeting
- May 27 - Swimming Lesson Registration
- June 10-12 - June Daze
- June 20 - Town Council Meeting
- June 30 - CPS 2016 Graduation
- July 19 - Saskatchewan Science Centre at the Library