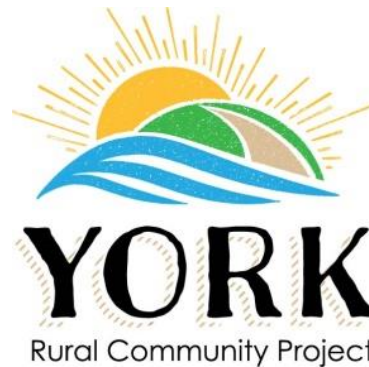


# Consultation with Lower Douglas and Carlisle Road area Residents

Douglas Local Service District



**APRIL 3, 2017**

# Presentation Outline

- Background/Meeting format
- Service delivery to Lower Douglas and Carlisle Road area residents via LSD model
- Service delivery to Lower Douglas and Carlisle Road area residents via Rural Community model
- York Rural Community

# Outline cont'd -

- The RC Process (status of YRC in that process)
- Implications/options for Lower Douglas and Carlisle Road area residents
- Voicing your opinions

# Meeting Format and Background

- Meeting format
  - Presentation – approximately 45 minutes
  - Questions and Answers – Lower Douglas and Carlisle Road area residents
  - Questions and Answers – Other Project Area Residents
  - Please state your name and where you live prior to asking your question.
  - Scribe taking meeting notes – to be added to feasibility study appendices
- Background
  - Project history
  - Progress to date

# Full YRC Project Information Available At:

- YRC Project Brochure
- York Rural Community Project website: [www.yorkruralcommunity.ca](http://www.yorkruralcommunity.ca)
- YRC Project Blog: <http://yorkruralcommunity.blogspot.com>
- YRC Project Facebook: York Rural Community Project
- YRC Project email address: [yorkruralcommunity@gmail.com](mailto:yorkruralcommunity@gmail.com)

**And at Upcoming Public Meetings**

# Lower Douglas and Carlisle Road area Services via LSD model

- Lower Douglas and Carlisle Road area residents is in the Douglas Local Service District (DLSD)
- DLSD is an unincorporated area of NB
- Minister of the Department of Environment and Local Government acts as the mayor
- Local Services Manager oversees the provision of services to residents.
- **The DLSD and DLSD Advisory Committee has no local elected(Elections NB) decision making authority.**

<u>Service to DLSD Residents Now</u>	<u>Provided By:</u>
1. Governance	Minister of Environment and Local Government (through a Local Services Manager) DELG
2. Policing	RCMP
3. Emergency Management	NB Emergency Measures Organization
4. Fire Protection	DELG (via several fire departments)
5. Dog Control	SPCA
6. Street Lights (Carlisle Road Area)	NB Power (user pay)
7. Land Use Planning	Regional Service Commission 11
8. Recreation	DELG
9. Disposal and Garbage Collection and Recycling	Regional Service Commission 11 and private contractors (DELG)
10. Road Summer / Winter Maintenance	Department of Transportation and Infrastructure (DTI)
11. Road Capital Upgrades	DTI

<u>Service to Proposed YRC Residents</u>	<u>Provided By:</u>
1. Governance	YRC Council
2. Policing	RCMP
3. Emergency Management	YRC
4. Fire Protection	DELG (via several fire departments)
5. Dog Control	SPCA
6. Street Lights (in Oswald Gray Subdivision and on Carlisle Rd)	NB Power
7. Land Use Planning	YRC Council / RSC 11
8. Recreation	DELG + Rec. Councils
9. Disposal and Garbage Collection and Recycling	RSC 11 and private contractors (DELG or YRC)
10. Road Summer /Winter Maintenance	Department of Transportation and Infrastructure (DTI)
11. Road Capital Upgrades	DTI



# What is the proposed YRC?

A collaboration between LSDs of:

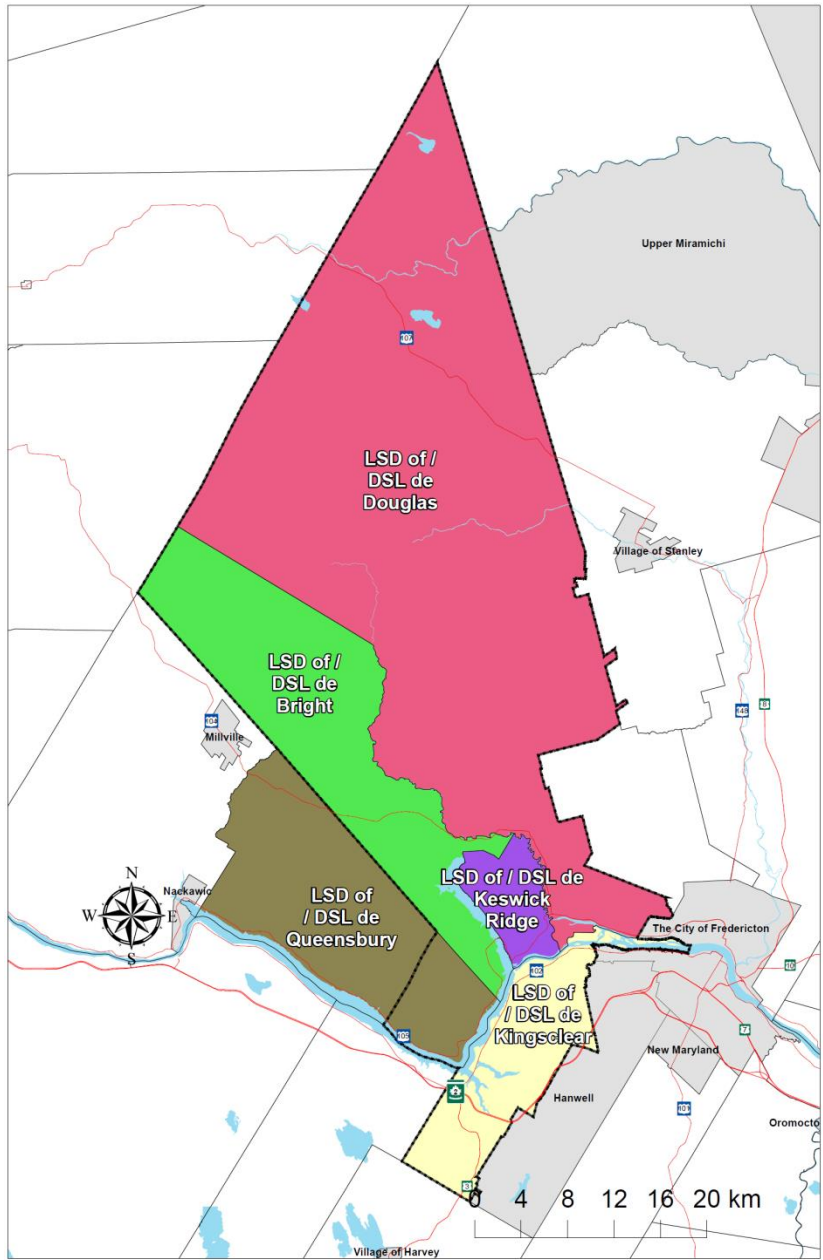
**Kingsclear**

**Douglas**

**Keswick Ridge**

**Bright**

**Queensbury** (the community of Lower Queensbury)



**YORK**

Rural Community Project

New  Nouveau  
**Brunswick**



## The RC Process (YRC status in brackets)

1. A **letter of interest** is sent to the Minister of DELG by interested residents, the Advisory Committee of a LSD, or a town or village council (Completed).
2. An **initial assessment** is made of the area's population, property tax base, shared interests, potential benefits and level of public interest in forming a viable Rural Community (Completed).
3. A **feasibility study petition** (signed by at least 25 residents from each partnering area) is sent to the Minister from the local steering committee (Completed ~450 signatures).

4. A **feasibility study** is carried out by DELG staff, the steering committee and/or a consultant. A report of the study results is shared with residents and submitted to the Minister (Underway).

**It is anticipated that the Preliminary Feasibility Study Report will be released on June 30, 2017 and the Final Feasibility Study Report on July 28, 2017.**

5. The Minister reviews the feasibility study report and decides whether or not to hold a **plebiscite** (Pending).

If there is a plebiscite and if a Yes vote is the result (for all partnering LSDs and/or municipalities) and if the government approves, a **Rural Community** is formed and a Council is elected.

# FAQs about the Feasibility Study

- Who decided to start the YRC project?
- When will we see the report?
- How do I give my input?
- How and when will the vote be taken?

# FAQs about YRC

- When would YRC start?
- Would my address change?
- Would my children go to a different school?
- What about roads?
- What about fire services?

# Implications and Options for Lower Douglas and Carlisle Road area Residents

- Facts & Figures
- Option 1 – York RC
- Option 2 – Nashwaak RC
- Option 3 – City of Fredericton



# Tax Base – (Assessed value of all properties)

<b>Tax Base Assessed Value of Properties</b>	<b>2017 (\$)</b>
<b>York RC</b>	805,781,000
<b>Douglas LSD (Douglas Inside, Lower Douglas, Carlisle Road)</b>	248,844,950
<b>Lower Douglas &amp; Carlisle Road area - Estimated</b>	120,795,000

# Tax Rates – per \$100 of assessment

<b>2017 Property Tax Rates</b>	<b>Lower Douglas (\$)</b>	<b>Douglas – Carlisle Road (\$)</b>	<b>Fredericton* (\$)</b>
LSD Services (DELG)	0.5503	0.5714	-
GNB Services (DTI - Roads upgrades and maintenance)	0.4115	0.4115	-
City Services (Including roads)	-	-	1.0656
SNB Assessment Services	<u>0.0194</u>	<u>0.0194</u>	<u>0.0194</u>
<b>Total Tax Rate</b>	<b>0.9812</b>	<b>1.0023**</b>	<b>1.0850***</b>
<b>Total Tax Rate Difference from Fredericton</b>	<b>0.1038 = 10.38¢</b>	<b>0.0827 = 8.27¢</b>	

## NOTES:

- \* If the Lower Douglas and Carlisle Road area were annexed to Fredericton, Road services within the subdivision would be taken over by the City. The City would have to purchase the roads from the province which could increase the tax rate even further.
- \*\* Carlisle Road residents who have street lights are charged \$0.0211 more on the tax rate for a total tax rate of \$1.0023.
- \*\*\* Fredericton's tax rate is higher due to roads, recreation services, fire, and administration costs.

# What do these rates mean for my tax bill?

<b>2017 Annual Property Tax Bill</b>	<b>Lower Douglas (\$)</b>	<b>Douglas – Carlisle Rd (\$)</b>	<b>Fredericton (\$)</b>
2017 Property Tax Rate (Examples)	<b>0.9812</b>	<b>1.0023</b>	<b>1.0805</b>
<b>Assessed Value (\$)</b>			
100,000	981	1,002	1,081
150,000	1,472	1,503	1,621
<b>200,000</b>	<b>1,962</b>	<b>2,005</b>	<b>2,161</b>
250,000	2,453	2,506	2,701
300,000	2,944	3,007	3,242
350,000	3,434	3,508	3,782

## How are property taxes calculated?

**[(Assessed Value ÷ 100) X Property Tax Rate(s)]**

**Example – [(\$200,000 ÷ 100) X 1.0023] = 2,000 X 1.0023 = \$2,004.60**

# What do I get for my property taxes?

<b>Services</b>	<b>Lower Douglas</b>	<b>Douglas – Carlisle Rd.</b>	<b>Fredericton</b>
Administration	YES	YES	YES
Rural Planning	YES	YES	YES
Fire Protection	YES	YES	YES
Police Services	YES	YES	YES
Dog Control	YES	YES	YES
Street Lighting	NO*	YES	YES
Recreation & Community Services	YES	YES	YES
Recreation & Community Services – Fredericton Recreation Agreement	YES	YES	YES
Solid Waste Management	YES	YES	YES

\* Only residents of Carlisle Road pay \$0.0211 more for street lights

# How much more would I pay with York RC?

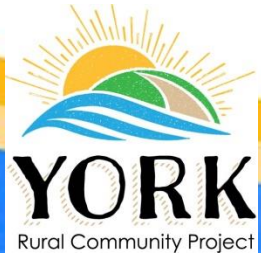
- York RC could have an increase of 1.5¢ in 2019 to fund administration
- 1.5¢ would provide additional funds of \$120,000
- LSDs in the York RC project are paying \$130,000
- This would give \$250,000 annually to fund administration

# How much more would I pay with Nashwaak RC?

- Nashwaak RC LSDs could also have an increase of 1.5¢ in 2019 to fund administration
- 1.5¢ would provide additional funds of \$90,000
- LSDs in the Nashwaak RC project are already paying \$65,000
- Village residents in the Nashwaak RC project could pay \$95,000
- This would give \$250,000 annually to fund administration

# What could my 1.5¢ increase for administration pay for with York or Nashwaak RC?

Mayor and Council (mandatory)	50,000
General Manager/CAO – Full time	75,000
Clerk/Treasurer (mandatory) – Full time	60,000
Office Building - Rental/Debt Payment	25,000
Legal Services	10,000
External Audit (mandatory)	10,000
Liability Insurance (mandatory)	5,000
Other Administration Services - Office Supplies etc.	<u>15,000</u>
<b>Total Administration Services</b>	<b>\$250,000</b>





# Implications and Options for Lower Douglas and Carlisle Road area Residents

## In Summary:

	Option 1	Option 2	Option 3
	York RC (\$)	Nashwaak (\$)	Fredericton (\$)
<b>Administration Costs</b>	+1.5¢	+1.5¢	-
<b>Total Tax Rate Difference</b>	<b>+1.5¢</b>	<b>+1.5¢</b>	<b>+8.27¢ to \$10.38</b>

**For the average home owner with a home valued at \$200,000**

- 1) Pay an extra approximately \$30 per year in York RC
- 2) Pay an extra approximately \$30 per year in Nashwaak RC
- 3) Pay an extra approximately \$165 to \$208 or more per year in Fredericton

# Voicing Your Opinions

- Tonight and when you submit an inquiry or comment
- Your Full Name
- That you are a **resident** of the Lower Douglas and Carlisle Road area
- Your concern, comment, suggestion or question

Please be respectful when someone else has the microphone.