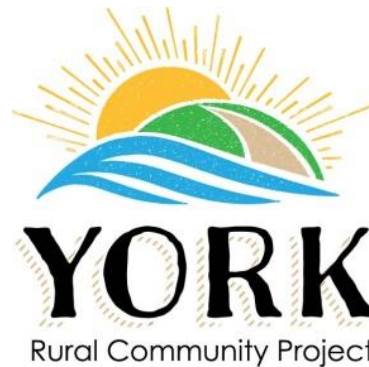


# Consultation with Residents of Ludford Subdivision

– Mazerolle Settlement, NB –

Kingsclear Local Service District



**MARCH 28, 2017**

# Presentation Outline

- Background/Meeting format
- Service delivery to Ludford Subdivision residents via LSD model
- Service delivery to Ludford Subdivision residents via Rural Community model
- York Rural Community

# Outline cont'd -

- The RC Process (status of YRC in that process)
- Implications/options for Ludford Subdivision residents
- Voicing your opinions

# Background and Meeting Format

- Meeting format
  - Presentation – approximately 45 minutes
  - Questions and Answers – Ludford Subdivision 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**

# Ludford Subdivision Services via LSD model

- Ludford Subdivision is in the Kingsclear Local Service District (KLSD)
- KLSD 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 KLSD and KLSD Advisory Committee has no local elected(Elections NB) decision making authority.**

<u>Service to KLSD 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 (Upper Kingsclear Fire Department)
5. Dog Control	SPCA
6. Street Lights (Oswald Gray Subdivision)	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)
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:

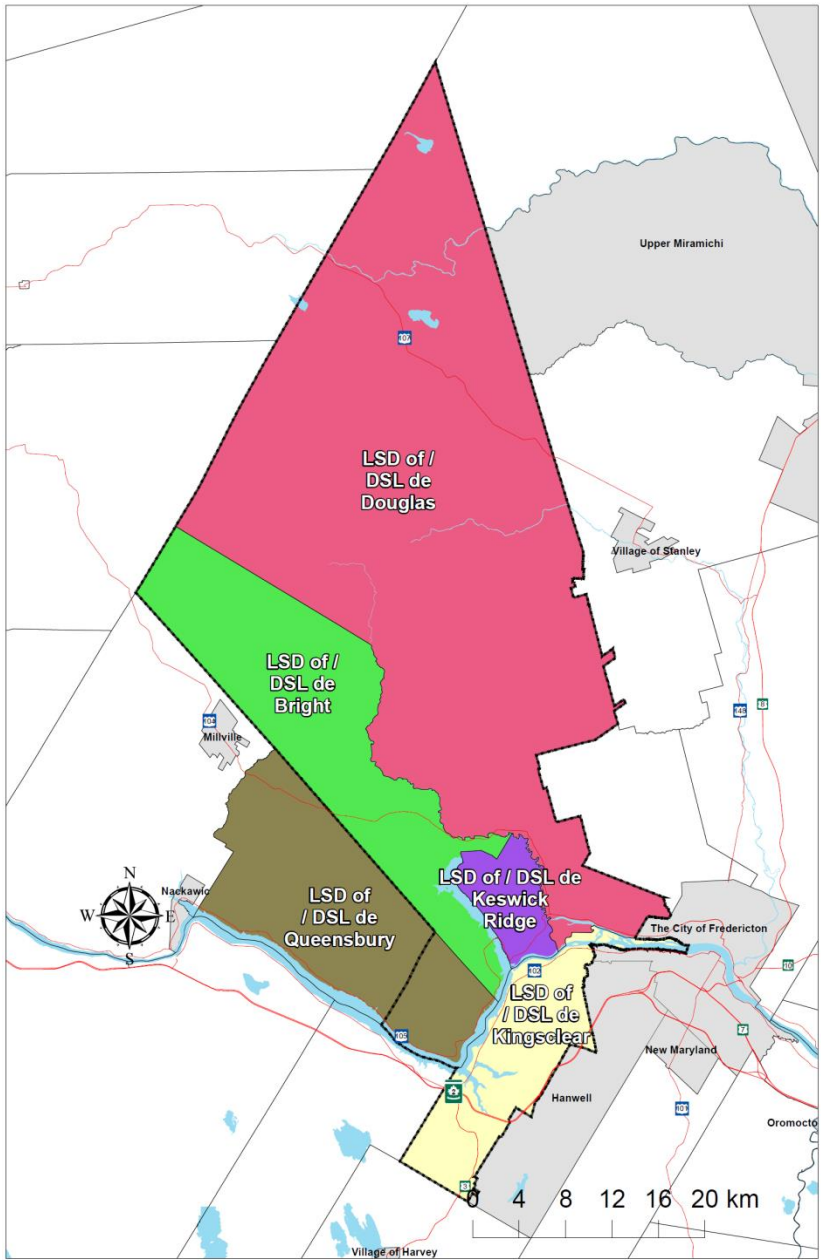
**Kingsclear**

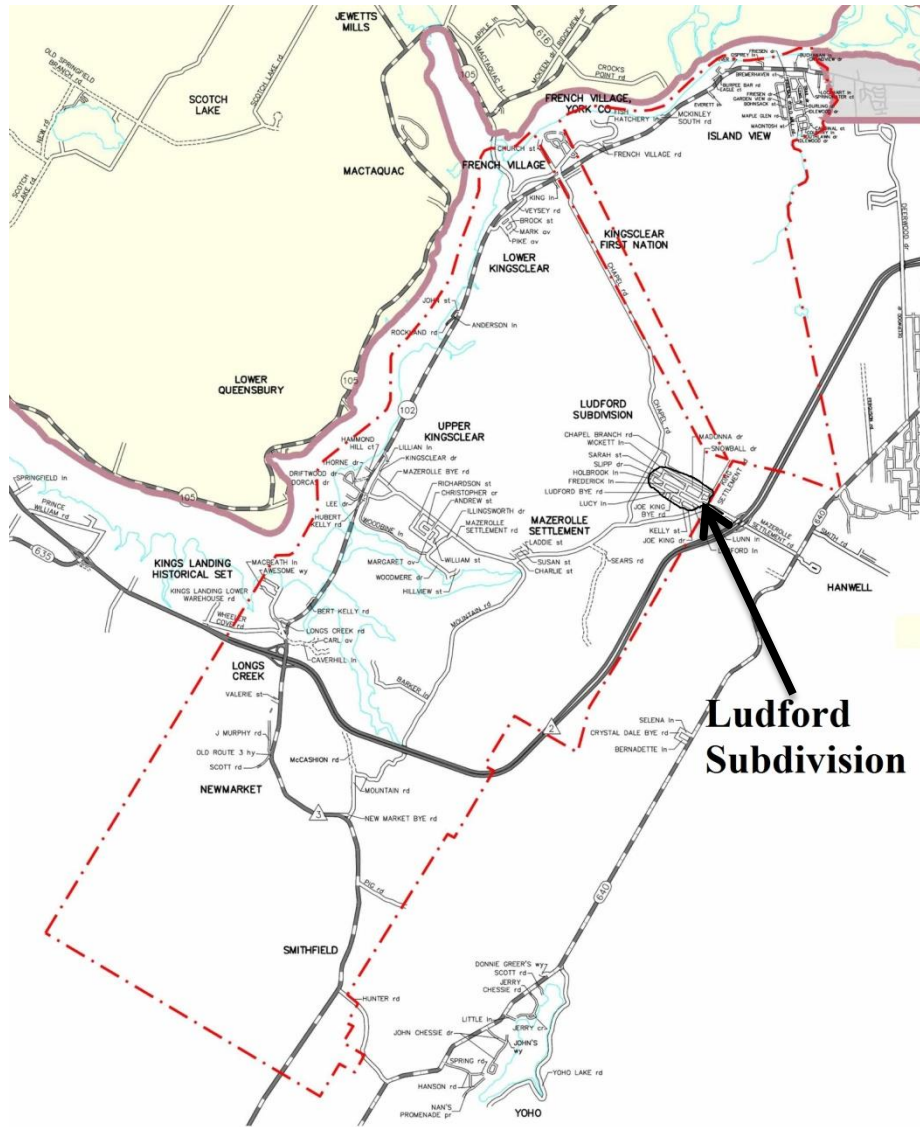
**Douglas**

**Keswick Ridge**

**Bright**

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





**Ludford  
Subdivision**

Kingsclear Local Service District Map

## 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 interest group (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 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?
- How do I give my input?
- When will we see the report?
- 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 Ludford Subdivision Residents

- Facts & Figures
- Option 1 – York RC
- Option 2 – Hanwell RC



# 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>Kingsclear LSD</b>	262,166,600
<b>Ludford - Estimated</b>	30,824,500

# Tax Rates – per \$100 of assessment

<b>2017 Property Tax Rates</b>	<b>Kingsclear LSD (\$)</b>	<b>Hanwell RC (\$)</b>
LSD Services (DELG)	0.4219	0.1646
GNB Services (DTI - Roads upgrades and maintenance)	0.4115	0.4115
RC Services (Hanwell)	-	0.3352
SNB Assessment Services	<u>0.0194</u>	<u>0.0194</u>
<b>Total Tax Rate</b>	<b>0.8528</b>	<b>0.9307*</b>
<b>Total Tax Rate Difference</b>		<b>0.0779 = 7.79¢</b>

**NOTE:**

\* Residents who have street lights are charged \$0.0342 more on the RC tax rate for a total tax rate of \$0.9649

# What do these rates mean for my tax bill?

<b>2017 Annual Property Tax Bill</b>	<b>Kingsclear LSD (\$)</b>	<b>Hanwell RC (\$)</b>
2017 Property Tax Rate (Examples)	0.8528	0.9307
<b>Assessed Value (\$)</b>		
100,000	852	931
150,000	1,279	1,396
<b>200,000</b>	<b>1,705</b>	<b>1,861</b>
250,000	2,132	2,327
300,000	2,558	2,792
350,000	2,985	3,257

## How are property taxes calculated?

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

**Example – [(\$200,000 ÷ 100) X 0.8528] = 2,000 X 0.8528 = \$1,705.60**

# What do I get for my property taxes?

Services	Kingsclear LSD	Hanwell RC
Administration	YES	YES
Rural Planning	YES	YES
Fire Protection	YES	YES
Police Services	YES	YES
Dog Control	YES	YES
Street Lighting	NO*	NO**
Recreation & Community Services	YES	YES
Recreation & Community Services – Fredericton Recreation Agreement	NO	YES
Solid Waste Management	YES	YES

\* Only residents of Oswald Gray pay \$0.0260 more for street lights

\*\* Only those who have street lights are charged \$0.0342 more

# Why do Hanwell RC residents pay more?

- 1) Increased administration costs for council, staff, building etc. - +4.79¢ per \$100 of assessment
- 2) Fredericton Recreation Services - +3¢

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

- 1) Pay an extra \$100 per year for administration
- 2) Pay an extra \$60 per year for Fredericton Recreation Services

# What is the difference between 3¢ for recreation services in Hanwell versus the City user fee?

- 3¢ means everyone (all property owners) pays
- Average home owner with a home valued at \$200,000 pays an extra **\$60 per year** for Fredericton Recreation Services
- The City of Fredericton's 2017 Outside User Fees:
  - Winter Ice - \$726.50+HST = **\$835.48 per year/person**
  - Summer Field Sport - \$17+hst = **\$19.55 per year/person**
  - Outdoor Swimming Lesson - \$11+hst = **\$12.65 per year/person**

**In Kingsclear LSD, only those who want these services pay the fee.**

# How much more would I pay with York RC?

- York RC will likely 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
- Hanwell RC administration budget is approximately \$350,000 in 2017
- Fredericton Recreation Services negotiable - +3¢

# What could my 1.5¢ increase for administration pay for with York 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 Ludford Subdivision Residents

## In Summary:

	York RC (\$)	Hanwell RC (\$)
Administration Costs	+1.5¢	+4.79¢
Fredericton Recreation Services	<u>User Pay or 3¢</u>	<u>+3¢</u>
<b>Total Tax Rate Difference</b>	<b>+1.5¢ - +4.5¢</b>	<b>+7.79¢</b>

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

- 1) Pay an extra approximately \$30-\$90 per year in York RC
- 2) Pay an extra approximately \$160 per year in Hanwell RC

# Voicing Your Opinions

- Tonight and ...
- Your Full Name
- That you are a **resident** of Ludford Subdivision
- Your concern, comment, suggestion or question

Please be respectful when someone else has the microphone.