

Minutes of the regular meeting of council held Monday, December 31, 2015 No. 1308 held in Council Chambers, 6 Crescent Street, Deer Lake, NL.

In attendance: Mayor Dean Ball  
Deputy Mayor Sandra Pinksen  
Councillor Elmo Bingle  
Councillor Amanda Freake  
Councillor Kerry Jones

Also in attendance: Town Clerk, Lori Humphrey  
Administration Assistant, Christa Jones

Absent: Councillor Sheila Mercer  
Councillor Jean Young  
Town Manager Maxine Hayden

Gallery: Roxanne Ryland

Regular meeting of council called to order at 10:30 pm by Mayor Dean Ball.

2015-1231-01, Budget 2016

Deputy Mayor Sandra Pinksen / Councillor Elmo Bingle

Resolved that the 2016 Budget be accepted as presented by the Deputy Mayor.

In Favor: Mayor Dean Ball  
Deputy Mayor Sandra Pinksen  
Councillor Elmo Bingle  
Councillor Amanda Freake  
Councillor Kerry Jones

In favor 5; opposed 0; abstained 0. Carried

**PRESS RELEASE**

**From: Deputy Mayor Sandra Pinksen**

**Date: December 31, 2015**

**Re: Budget 2016**

Your Worship, fellow councilors and members of the gallery... as Deputy Mayor and as chairperson of the Finance Committee for the Town of Deer Lake, it gives me great pleasure to present the Budget for the 2016 taxation year.

I would like to take this opportunity to thank the finance committee, my fellow town councillors and the members of our management team. All involved played a vital role in developing this significant financial forecast for 2016. Because of the town's diligence in working within the limits of presenting a balanced budget, we are delighted to present a balanced budget of \$7,042,038 million. We are even more pleased to announce to our residents that we were able to drop our mill rate from 7.5 down to 7.

However, I wish to note that in presenting a balanced budget, as required by the provincial government, the Town of Deer Lake had to make sacrifices. For example, we had hoped to obtain government funding of \$3.6 million to begin work on water and sewer projects in several areas of the community this year. Had these projects proceeded, residents of those areas would have seen new curbs, gutters, sidewalks and pavement in 2016, but unfortunately that didn't happen because of lack of government funding.

Let me put our funding challenges into perspective. Our wish list for capital works, public works, equipment, recreation and economic development, amounts to some \$23 million. In 2015, we received just \$527,491 in new money from the provincial government for these initiatives.

Despite the requirements of a balanced budget, we were able to make progress on some items on our wish list. Before I proceed with this year's budget I would like to highlight some of the investments we were able to make in the fiscal year 2015:

- The town **completed** the capital works project at Middle Road and King's Lane which included water, sewer and asphalt.
- Church Street, Eighth Avenue, Crescent Street, Clinic Drive were all recapped.
- 2015 saw the **commissioning** of the Heat Recovery System for the Hodder Memorial Recreation Complex. This year we have seen saving in excess of \$80,000.00
- Public Works department acquired a new loader for snow clearing and a tandem dump truck.
- Recreation department purchased a multi functional tractor that will enhance and increase the efficiency of the staff.
- Recreation department also purchased 10 of their own Port a Potties to cut back on rental cost and help local festivals in the town.
- A new wood chipper was purchased between all departments. This that will enhance the trail development in the community and will also be used to break down some of the unwanted trees thrown away at the composite site.

- A 3.5 km section from the Viking Trail to the Deer Lake Airport was cut for a walking trail. The project included the creation of two viewing platforms, 12 bridges, 10 culverts and 16 signposts. This project was funded by the town, ACOA, IBRD and the Deer Lake Airport Authority.
- The development of a new industrial park has begun. The town contracted a local company to clear and grub the land for a new 400-metre road as the initial phase of this development.
- The Town also began a lift station upgrade on Lakeside Drive.
- And of course what we are most proud for 2015- Nicholville Road! New asphalt, curb, sidewalk and storm sewer system. Funded completed by the Town of Deer Lake taxpayers.

Despite the downward turn in the economy our residential housing continues to grow. In 2015, we had 33 new homes started, an increase over 2014. Those permit values combined with the total value of 18 commercial permits was over \$9.8 million.

It's time now to look ahead to 2016. Some of the projects in town that are planned for 2016 include the following:

- Purchase a new public works pick-up
- In 2016, we will continue the development of the new industrial park. The plan is to create another road to allow the town to bring in municipal services to that area. With the present industrial park at its capacity this will provide a much needed area for new commercial growth.
- Continue with the new lift station being installed on Lakeside Drive;
- We have committed over \$60,000 to the improvements of our Parks, Playground and Recreation Complex.
- Our Water Plant will be getting an upgrade
- We will continue to develop walking trails in our community.
- During 2016 The Town of Deer Lake will be developing a new municipal plan; this will set goals and enhance the growth and development of our town.
- But we are mostly excited to purchase a new much needed Fire Hall and Town Office. The new Fire Hall will provide the Town of Deer Lake with the ability to house a ladder truck, which is something that is needed to provide the most effective fire protection to our

residents. With the amazing growth of our town in the last few years, we have out grown our present Town Office. The new town office will provide adequate office space, storage, meeting area which will help our staff serve our residents more efficiently and effectively.

The 2016 fiscal year will also see us embark on a number of economic development initiatives. We will continue working hard to acquire and re-zone lands to create additional areas for residential and commercial growth.

In the 2016 budget, the Town of Deer Lake has improved its commitment to low income families. For those residing in their own homes, valued at \$150,000 or less, and earning \$0 to \$18,500 per year, a sliding scale will be used again, reducing the property, water and sewer tax obligations for those families.

Interest on delinquent accounts will stand at 12 per cent. **Not only** are we continuing with a one month discount of three per cent if all accounts current and arrears are paid by January 31, 2016, we are also offering a two percent discount if all accounts current and arrears are paid by in full by February 29, 2016.

Note: All taxes are due and payable by March 31, 2016. Staff have been instructed to be thorough in collecting arrears as we need 100 % collections to operate our town in the most efficient and effective manner.

Your Worship, this concludes my presentation of the Town of Deer Lake's budget for 2016. I now would like to make a motion for its adoption.

Revenue

Local Revenue	\$ 5,751,605.00
MOG	260,545.00
Provincial Loans	101,623.00
Other	524,172.00
Recreation	404,093.00
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	\$ 7,042,038.00
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Expenses

Administration	\$ 522,110.69
Protection	329,157.00
Garbage	335,000.00
Recreation	1,023,961.60
Water	313,734.00

Sewer	385,082.00
Capital	753,155.00
Other	412,463.37
Council	68,612.00
Assessment	75,376.00
Fleet	192,604.00
Roads	844,109.08
Community Improvements	115,160.26
Debt	1,671,513.00
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	<u>\$ 7,042,038.00</u>

2015-1231-02, Tax Rates 2016

Deputy Mayor Sandra Pinksen / Councillor Amada Freake

Resolved that the 2016 Tax Rates be accepted as presented by the Deputy Mayor.

In Favor: Mayor Dean Ball  
 Deputy Mayor Sandra Pinksen  
 Councillor Elmo Bingle  
 Councillor Amanda Freake  
 Councillor Kerry Jones

In favor 5; opposed 0; abstained 0. Carried



**TOWN OF DEER LAKE**  
**2016 Tax Rates**

**PAYMENT OPTIONS:**

1. Payment in full by March 31, 2016
2. Payment Plan for payment in full by December 31, 2016, interest free with post dated cheques or pre-authorized debit transactions are made good. Interest will be reinstated if any of the above noted transactions are declined or returned NSF. A NSF charge of \$25.00 will be applicable.
3. Interact, Visa, MasterCard, cash, cheques, automatic debit accepted.

**DISCOUNTS:**      3% - if paid by January 31, 2016      2% - if paid by February 29, 2016

**INTEREST:** 1 % compound monthly interest

**On an ongoing basis council will be enforcing the March 31<sup>st</sup> deadline and encourage you to set up equal payments or have the balance paid in full by March 31st, otherwise they shall take action against your property.**

**PROPERTY TAX**

Minimum ..... \$495.00  
General ..... 7.0 mils

**POLL TAX**

Minimum ..... \$345.00

**BUSINESS TAX**

**FOR BUSINESS TAX BASED ON ASSESSMENT:**

Minimum ..... \$399.00  
General Business..... 7.5 mils  
Includes all categories except the following:  
Senior’s Manor..... 6.5 mils  
Drug Stores..... 10.5 mils  
Bulk Oil Storage Plants..... 12.5 mils  
Funeral Homes..... 12.5 mils  
Doctors/Dentist/Professionals..... 12.5 mils  
Mail Order Offices (Sears)..... 15.5 mils  
Banks and Financial Services..... 69.5 mils  
Car Rental Agencies..... 69.5 mils  
Hotels/Motels: Small: 1-59 rooms..... 7.5 mils  
Medium: 60-99 rooms..... 5 mils  
Large: 100 plus rooms..... 2.5 mils

**FOR BUSINESS TAX BASED ON REVENUE:**

No Fixed Place of Business..... 1% of Gross Revenue  
Utilities/Cable Companies ..... 2.5% of Gross Revenue

**DIRECT SELLERS TAX/VENDOR PERMIT:**

Up to 4 months..... \$50.00 per month  
After 4 months..... \$399.00

**COMMUNITY SERVICE FEE**

Minimum ..... \$9,000.00

**DEVELOPMENT**

**Residential Building Permits:**

New Construction ..... \$1.00 per sq. m /gross floor area  
Extensions ..... \$1.00 per sq. m  
Accessory Buildings ..... \$1.00 per sq. m (Min.of \$50.00)  
Basement Apartments ..... \$1.00 per sq. m

**Renovations/Improvements:**

Construction value less than \$5,000..... \$25.00  
Construction value over \$5,000..... \$50.00  
Swimming Pools..... \$50.00  
Fencing..... \$25.00

**Commercial/Industrial/Institutional Building Permit:**

New Construction..... \$4.25 per \$1,000 construction value  
Extensions..... \$4.25 per \$1,000 construction value  
Accessory Buildings..... \$4.25 per \$1,000 construction value  
Renovations/Improvements..... \$100.00  
Commercial – Other..... \$4.25 per \$1,000 construction value

**Other:**

Installation of Signs..... \$50.00  
Demolition Permits..... \$25.00 minimum  
Subdivision Application Fee..... \$500.00  
Town Plan Amendment Fee..... \$400.00 plus additional costs  
Zoning Amendment Fee..... \$100.00 plus additional costs  
Non-Compliant Fee: Commercial..... \$50.00 minimum  
Residential..... \$25.00 minimum

**WATER/SEWER TAX**

**RESIDENTIAL/COMMERCIAL:**

Water & Sewer..... \$448.00 per unit  
Water Only..... \$338.00 per unit

**BED & BREAKFAST:**

Up to 6 rooms..... \$896.00  
More than 6 rooms..... \$1,344.00

**HOTELS/MOTELS/SENIORS MANORS:**

Water & Sewer..... 1 flat rate plus 37.55 per room  
Water Only..... 1 flat rate plus 30.80 per room

**Water & Sewer Connection Fee:**

Hookup Fee..... \$1,000.00

Water Only Hook-up..... \$500.00  
Sewer Only Hook-up..... \$500.00  
Pavement Cuts..... \$3.00 per sq ft

**Other Water & Sewer Fees:**

Water & Sewer turn on or turn off fee..... \$50.00  
Public Buildings (schools)..... \$1.53 per thousand gallons

**OTHER**

Tax Certificates..... \$50.00 each  
Compliance Letters..... \$50.00 each  
Copies of Municipal Plan/Dev. Regulations..... \$25.00  
Letters of Confirmation..... \$100.00  
Information Requests..... \$50.00 per hour

Dumping Fee - Truck/Trailer/Van..... \$25.00 per load  
    15 bag limit ..... \$5.00 per extra bag  
- Tandem Truck ..... \$50.00 per load  
- Tandem Packer ..... \$100.00 per load

Taxi Permits..... \$70.00 each  
Taxi License..... \$25.00 per year

Fire/Oxygen Inspection: Commercial ..... \$50.00 per visit  
Residential ..... \$30.00 per visit

**ALL TAXES ARE DUE AND PAYABLE BY MARCH 31, 2016**

2015-1231-03 2016 Tax Exemption Application

Deputy Mayor Sandra Pinksen/ Councillor Elmo Bingle

Resolved that application for the 2016 Tax Exemption be accepted as presented.

In Favor: Mayor Dean Ball  
Deputy Mayor Sandra Pinksen  
Councillor Elmo Bingle  
Councillor Amanda Freake  
Councillor Kerry Jones

In favor 5; opposed 0; abstained 0. Carried



## MUNICIPAL PROPERTY TAX EXEMPTION APPLICATION FOR 2016

**To Qualify:**

- Must have a total annual income from the prior year (2015) of 18,500 or less (please see sliding scale below).
- Application must be for primary residential property only
- Property Taxable amount based on the current Municipal Assessment Roll must be \$150,000 or less.
- A copy of the previous year's tax return notice of assessment for all household members – which would include both property owners (husband, wife or Common-Law partners), must accompany this application.
- Deadline for receipt of applications is **July 1<sup>st</sup>, 2016**

**NOTE:** This exemption applies **ONLY** to the current property tax/water/sewer fees. Any property owner with tax arrears will not be eligible for this discount unless they make a minimum payment of \$200 per year towards the tax arrears.

If approved, exemption will not be applied to the account until the Payment for the taxes owed is paid in full.

Council reserves the right to approve applications on an individual basis and may not necessarily decline those who only meet one criteria.

### SLIDING SCALE

No.	Annual Income Level	Property Tax, Water and Sewer Tax
1	\$0.00 - \$13,500.00	Property Owner to Pay \$150.00 for current year
2	\$13,501.00 - \$14,500.00	Property Owner to Pay \$175.00 for current year
3	\$14,501.00 - \$15,500.00	Property Owner to Pay \$200.00 for current year
4	\$15,501.00 - \$16,500.00	Property Owner to Pay \$225.00 for current year
5	\$16,501.00 - \$18,500.00	Property Owner to Pay \$250.00 for current year

2016 APPLICATION FORM  
MUNICIPAL PROPERTY TAX EXEMPTION

**Applicant Information:**

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

2015 Income: \$ \_\_\_\_\_ Marital Status: \_\_\_\_\_

**Spouse/Common-Law Information:**

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

2015 Income: \$ \_\_\_\_\_

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**TOTAL INCOME FOR BOTH:** \$ \_\_\_\_\_ (must be less than \$18,500 combined)

Address of Property applying for exemption: \_\_\_\_\_

Taxable value of property on  
2016 Municipal Assessment Roll: \$ \_\_\_\_\_ (must be less than \$150,000)

**Declaration:**

I hereby make application for an exemption on my municipal property as per the attached guidelines, for the 2016 tax year.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date of Application

*Please insure to include your 2015 tax return, notice of assessment for all household members.*

Adjournment

2015-1231-04 Adjournment

Councillor Elmo Bingle

Resolved that since there is no further business that the meeting adjourns at 11:00pm with the next regularly scheduled meeting set for January 11, 2016 at 7:30 pm.

In Favor:      Mayor Dean Ball  
                    Deputy Mayor Sandra Pinksen  
                    Councillor Elmo Bingle  
                    Councillor Amanda Freake  
                    Councillor Kerry Jones

In favor 5; opposed 0; abstained 0. Carried

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Mayor Dean Ball

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Christa Jones, Administration Assistant