

Questions ~ Village of Elbow Ratepayers Meet Oct 26, 2023

Asked from the floor:

1 – Has the average price of housing gone up or down lately? Suggested to speak with a realtor.

2 – Since the admin office is under control now, can the office be open 5 days a week? Having the office closed Wednesdays to the public was brought in when the previous long-standing admin was still in place. The staff needs that time to work on larger and more detailed files.

3 – Would we consider installing a main street public washroom? This hasn't been discussed by Council for quite sometime. Council will ask for public opinion in 2024.

4 – What is the base tax used for? Tax tools are a mechanism allowing council to redistribute the cost of public services within its tax base. Tax tools may only be applied to municipal property taxes. Municipalities have three tax tools that can be used individually or in combinations: mill rate factors, minimum tax and base tax. A base tax may be applied by bylaw to all properties within one or more property classes. Base tax will be a specified amount. A base tax will lower the tax rate reducing the difference in property taxes between lower and higher assessed properties.

Your municipal taxes will be determined by adding the base tax to the ad valorem tax calculation. In other words, we will build on the base. For example, let's assume that the municipality has established a base tax of \$500 on residential property, and a base tax of \$800 on commercial property. As a result of implementing base tax policy, the tax rate is 10.0 mills. Suppose there is only one property (1) in each property class.

- Your commercial property taxes will be $\$800 \times 1 + (\$81,700 \times 10.0 / 1,000) = \$800 + \$817 = \$1,617$.
- Your residential property taxes will be $\$500 \times 1 + (\$81,700 \times 10.0 / 1,000) = \$500 + \$817 = \$1,317$.

**this calculation does not include any Mill Rate Factor (Elbow's is 2.5 for commercial).*

Why do we have one of the highest base taxes per capita in Saskatchewan?

Village of Elbow Base Tax Land \$820 Improvement \$80 Combined \$900 MR 4.5

According to the Government of Saskatchewan website's 2022 Municipal Mill Rate Survey for Villages

There are 149 village in SK with a base tax & a mill rate. These range in population from 30-646.

Of these, 123 have a residential base tax on land. 11 of these are the same or higher than Elbow.

Of these, 73 have a residential base tax on improvements. 72 of these are the same or higher than Elbow.

Of these, 61 have a residential base tax on combined land/improvements. 22 of these are the same or higher than Elbow.

Of these, 116 have a mill rate that is the same or higher than Elbow.

For 2023, Elbow's base tax on improvements was increased to \$440 (by \$360) to account for the waste/recycling charge. This amount was then **removed** from the quarterly utility bills. The combined land/improvement is now \$1260.00.

5 – Can we get the monthly cost of the maintenance on the Harbor Golf Community Centre?

The average monthly revenue has been \$5200 over the last 11 months.

The average monthly expenses have been \$11,814 over the last 11 months. The highest of these costs being insurance and power.

6 – Can we get the tax handout like we have in the past?

Brandy will compile & post on the website and have handouts available in the office.

Questions from box:

1 – What does it cost per month to maintain the Elbow Golf Community Center?

Answered above in #5.

2 – Has the town considered putting in a main street bathroom?

Answered above in #3.

3 – I wonder if Council has been discussing how the potential placement of small modular reactors at Elbow by SaskPower would affect the village and surrounding area?

- Resolution re: SaskPower Small Modular Reactor (Feb 2023 Meet)

WHEREAS the Village of Elbow and Council are elected to work on behalf of its citizens to develop and enhance our community and to leave a positive footprint for this and succeeding generations;

AND WHEREAS we are firmly in the business of economic development and growing the future of Elbow and surrounding area;

AND WHEREAS economic growth and stimulation is exactly what will keep our village vibrant and growing;

AND WHEREAS we fully recognize the positives such as green initiatives, job creation, future for our children, supporting our businesses and developing new opportunities;

THEREFORE, the Village of Elbow Council support Elbow and area as being proposed as a future site for a Small Modular Reactor.

Council has been in talks with SaskWater (as noted in their presentation) about the availability of water for the future which includes discussion surrounding if the SMR were to be built in our area.

4 – Any plans for a mulching program for Elbow – using dead trees and branches for making mulch to be used by the citizens – reducing waste in the landfill & reducing water usage?

Council discussed with public works and a mulching program for the citizens will not be pursued at this time. In any case, this would have to be located at the Transfer Station. There is extra cost/time and manpower needed from public works, as well as more equipment required. Green cut trees in mulch form in a pile are a fire hazard if pile not turned regularly and weather hot. It can also attract rodents.