



TOWN OF LUMSDEN

2008 Newsletter

May 22, 2008

Mayor's Message

Special Municipal Projects for 2008/2009:

• River Park Centre	\$500,000
• Community Hall (Kitchen upgrade)	\$ 25,000
• Capital Trust Fund (Equipment upgrades)	\$105,400
• Backup Municipal Well	\$226,003
• Lagoon desludging	\$ 35,000
• Lagoon aeration system (solar technology)	\$200,000
• Lift Station upgrades	\$ 32,000
• Backup power generator Water Treatment Plant (WTP)	\$ 60,000
• WTP improvements	\$ 4,500
• Portable generator set	\$ 20,000
• Street pavement repairs	\$ 23,000
• Dust control program	\$ 8,000
• Sidewalk repairs	\$ 14,000
• Storm sewer upgrades	\$ 7,500

2007 was another very busy year for the Town of Lumsden. A record number of building permits were issued. Council and Town staff were busy dealing with many crucial issues concerning infrastructure.

One of the exciting new projects for the Town is the construction of River Park Centre. This will be the new facility serving the Park and Camp-ground. This project is jointly funded by the Town of Lumsden, the Province of Saskatchewan and the Federal Government. The Town's share of this project will be a minimum of \$250,000.00. The Town will have to secure their portion through a loan. Financing costs for the new loan will require a one mill tax increase. This is the largest annual tax increase in many years, but was deemed necessary by Council to make this significant improvement to Lumsden's infrastructure.

Council has adopted a long term plan that will see a significant increase to our capital trust fund over the next seven years. This is a significant accomplishment and will allow the Town to borrow from itself to purchase and upgrade our municipal equipment. This will have a major impact on the Town's finances going forward, as the repayments will be a fixed amount. The plan evens out the capital costs, improves budgeting and

lessens the impact on the tax base. This has long been a Council goal.

Our Public Works department has seen a major reorganization. The resignation of Bob Schulz led to the splitting of his duties. We now have two major departments: Water & Sewer Utility headed by Dave Cherney and Public Works headed by Jeff Carey. A new waterworks employee, Al Yurkoski, has recently joined the Town staff.

Water & Sewer continues to be a major focus for Town Council. Last year saw the construction of a new well that should be fully commissioned later this spring. Additions and upgrades continue at the Water Treatment Plant.

The Lagoon has been a major source of discussion. Associated Engineering prepared a report on our lagoon and provided potential long-term wastewater solutions. As a result of this study, Sask. Environment halted approval of two subdivision expansions. After several meetings between Sask. Environment representatives and Council, Sask. Environment has agreed to approve continued growth for the Town of Lumsden. Council and Town staff are very confident our lagoon system continues to function very well and has sufficient capacity for continued growth. However, Council real-

izes that to plan for the future, significant upgrades to our wastewater system will be necessary. Interim steps such as improved aeration and de-sludging will improve the operation of our lagoons. Council has approved increased sewer charges to pay for improvements and to build a sewer reserve. Council has agreed to a plan which will see a major wastewater treatment project within the next seven years. Council and Town staff continue to explore various wastewater treatment options and new green technologies.

Concerns regarding lagoon odour are a subject of discussion every spring. This spring, due to cold temperature, our lagoon, like every lagoon in the province, is slow to begin its natural biologic process. With the arrival of warmer weather lagoon odour will disappear. Council wants to stress to residents our lagoons have more than sufficient capacity and the ex-filtration process continues to work well!

Challenges for 2009 and beyond include: management of continued growth, upgrades to Fire Department, infrastructure renewal - roads, water and sewer, and a second bridge.

Enjoy your summer and please remember to **respect your neighbours**.

Verne Barber, Mayor

Inside this issue:

Combined Assessment and Tax Notice Info **2**

Tax Policy and Use of tax Tools **2**

2008 Municipal Budget **3**

Development Applications & Business Licenses **3**

Lumsden Web Site **3**

Dog Owner Information **4**

Snowmobiles /ATV's **4**

Council Members and Committees

Below is a list of the 2008 Council along with their respective Committee assignments. Should you have feedback regarding municipal programs or issues, you may provide your written comments to the municipal office, attend a council meeting as a delegation or contact an elected council member.

Verne Barber	Mayor (is an ex-officio member of all committees of Council)	731-2621
	Group 1 Committee	
Ron Hart	Chair, Recreation & Culture	731-2290
Wayne MacKay	Chair, Tourism, Policing Services, Emergency Preparedness	731-2095
Gerry Tomkins	Chair, General Finance, Protective Services	731-3187
	Group 2 Committee	
Dan Kirby	Chair, Transportation (Public Works), Fire Department	731-2096
Sid Sikorski	Chair, Environmental Health, Welfare and Development	731-2523
Al Sulma	Chair, Water and Sewer Utility	731-2563

Combined Assessment and Tax Notice

2008 Newsletter

The 2008 Combined Assessment and Tax Notice has been mailed to owners of properties in the Town of Lumsden. This notice displays all properties owned on the same form, as well as, provides detail assessment and tax information for each parcel.

Your 2008 Tax dollar will be split between the Town (32 cents) and the Prairie Valley School Division (68 cents). These amounts are clearly highlighted on your tax notice.

The Town mill rate increases by 1.0 mill to 10.5772 mills. As well the School mill rate increased by 1.0 mill to 22.75 mills. A mill is the tax per dollar of assessed value of property. The rate is expressed in "mills", where one mill is one-tenth of a cent (\$0.001).

2008 ASSESSMENT APPEALS

While the next Assessment Re-valuation for all properties in Lumsden will occur in 2009, assessment inspections on properties occur each year as a result of improvements made to property. The

Assessment Roll for the Town of Lumsden will be open for inspection by the public until June 23, 2008.

Any person may appeal the assessment of any property based on:

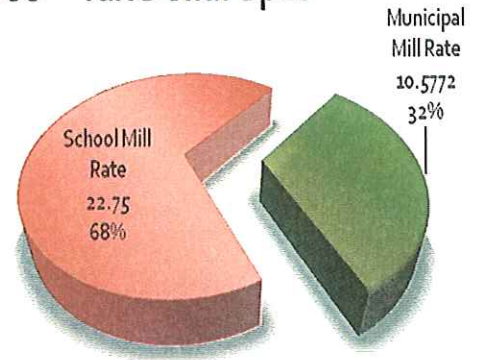
an error made in the valuation or classification of property;

an error in the content or preparation of the notice of assessment.

A person considering an appeal should meet with the assessor to discuss the issue on which the appeal will be based. A formal appeal must be filed with the assessor, who files the appeal with the board of revision established by the local municipality. The board of revision will conduct a hearing and make a decision based on the facts presented at the hearing.

Any party not satisfied with a board of revision's decision, may further appeal the decision to the

2008 - Tax Dollar Split



Assessment Appeal Committee of the Saskatchewan Municipal Board.

There are application forms and publications on appeals which are available to assist you with the process. Publications regarding appealing your assessment can be obtained by calling the municipal office at 731-2404 or they can be found on the Saskatchewan Assessment Management Agency's website at www.sama.sk.ca and on the Town's Website at www.lumsden.ca. An appeal form has been included with the Assessment/Tax Notice for your convenience.

"Your 2008 tax dollar will be split between the Town (32 cents) and the Prairie Valley School Division (68 cents)"

Municipal Tax Policy and Use of Tax Tools

Council has not changed their tax policy and use of municipal tax tools since 2006. The following information on tax tools is for information purposes only.

Municipal Councils have three local classes of property they can use for tax tool application:

1. Agricultural,
2. Residential,
3. Commercial / Industrial

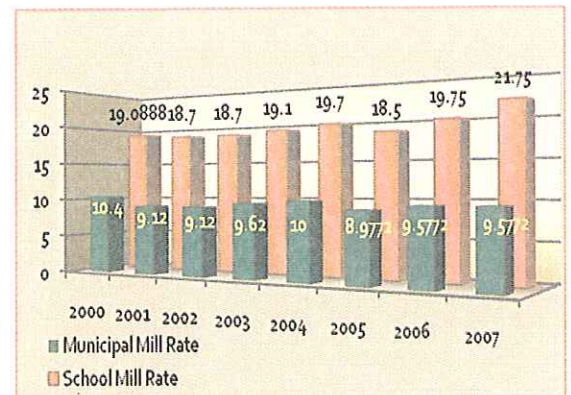
Councils may choose to implement tax tools such as Base Tax, Mini-

imum Tax or Mill Rate Factors to help achieve a desired tax policy.

As well, Councils may decide to

maintain the tax allocations that result from re-valuation. In this case, there is no need for tax tools to accomplish Council's tax policy goals. Councils may utilize various Tax Tools to ad-

just the shift for a class, depending on the desired tax policy goal.



Description of Municipal Tax Tools

Base Tax / Minimum Tax

The Town has the option to establish a base tax, which shifts the tax incidence within a property class. A base tax fixes a minimum level of taxation on each property within a municipality. A minimum tax can be established with respect to any property class, vacant properties or properties with improvements. The total municipal tax due is calculated by adding the base tax or minimum tax to the calculated tax levy using the property assessment. The base tax or minimum tax can only be applied to the municipal portion of the property tax. Base Tax or Minimum Tax can be utilized to ensure that benefiting properties pay equal amounts for the services they receive. Generally, base tax tends to result in higher assessed properties paying less tax while lower assessed properties pay a higher municipal tax. No Base Tax or Minimum Tax policy tools are presently utilized in the municipal tax calculations for the Town of Lumsden.

Mill Rate Factor

A mill rate factor is a tax policy tool used to redistribute the amount of total taxes paid by each property class. Multiplying the mill rate by the mill rate factor will increase or decrease the taxes paid by a property class. Changes to a mill rate factor will not increase or decrease the total amount of taxes collected annually by the Town, as the mill rate will be adjusted accordingly. A School Board can choose to use or not use the mill rate factor determined by the Town. A mill rate factor of 1.0 is currently used; this does not alter or impact the final municipal tax levied. The municipal mill rate and any relevant mill rate factors are used to yield the desired tax dollars for the municipality.

Sample Tax Levy Calculation for a Residential Property In a Base Tax Scenario

Assessment			Tax Levy						
Fair Value Assessment	x	Provincial Percentage	=	Taxable Assessed Value	Taxable Assessed Value	x	Mill Rate	=	Tax Levy
\$140,000.	x	70%	=	\$98,000.	Base Tax	x	7.575 /1000	=	\$ 250.00 (Municipal)
					\$98,000.	x	22.75 /1000	=	\$ 742.35 (Municipal)
								=	\$2,229.50 (School)
								=	<u>-267.54</u> (PPETC)
								=	\$2,954.31
									Less Provincial Property Education Tax Credit (PPETC) (12%)
									Total Tax Levy

*** In this Base Tax scenario the property owner would pay \$44.22 less than in a No Base Tax scenario using a current municipal mill rate of 10.5772 ***

Development Applications /Business License

All development within the Town must conform to the Town's Basic Planning Statement and Zoning Bylaw. Application forms are available at the town office and **no development** shall take place until a permit is issued by the Development Officer.

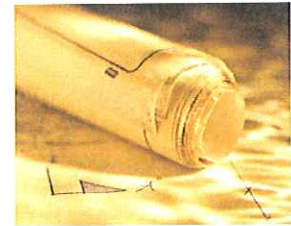
While there are some exceptions to the bylaw, you should check with the Town Office

before commencing **any** development, be it earthwork, building a structure, fence, or swimming pool.

The Town contracts Professional Building Inspectors to help administer the National Building Code and Uniform Building & Acceptability Standards Act. The Building Inspector will review all plans, as well as provide on-site inspections

during the various stages of construction. Additional information can be found on our web site.

Any person carrying on a trade, business or home occupation in town is required to have a business license. The annual regulatory fee for the issuance of a business license was set at \$75.00 effective January 1st, 1997.



"The Town Web Site is intended to provide the public greater access

Lumsden Web Site

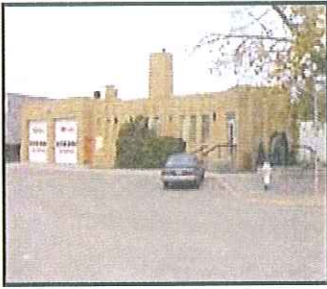
The Town web site was initiated a few years ago under the umbrella of the Community Access Program (CAP). The Town Web Site is intended to provide the public greater access to key municipal information, including recreation activities, events, public notices and municipal services.

Information on the following items can be found on our web site:

- ◆ Council meeting notice/agendas
- ◆ Council minutes (on site soon)
- ◆ RCMP role in excessive noise and other municipal bylaw infractions
- ◆ Lumsden Fire Department activities
- ◆ Municipal Hours of Operation
- ◆ Landfill Hours of Operation
- ◆ Waste Disposal rates
- ◆ Recycling program alternatives
- ◆ Red Cross Swim program
- ◆ West Nile Virus information
- ◆ Water conservation tips
- ◆ Preauthorized payment plan for Tax or Utility bill

Should you not have access to the internet but are interested in receiving information on any of the items listed above, please contact our office (731-2404) for assistance.

to key municipal information, including recreation activities, events, public notices and municipal services"



Town of Lumsden

300 James Street N
PO Box 160
Lumsden, SK
S0G 3C0

Phone: 306-731-2404

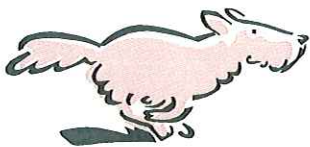
Fax: 306-731-3572

E-mail:

town.lumsden@sasktel.net

Step into a country
pace!

FOR MORE INFORMATION
WE'RE ON THE WEB:
WWW.LUMSDEN.CA



LUMSDEN, IN THE QU'APPELLE

Lumsden is a vibrant, growing, progressive community of over 1600 people nestled in the beautiful Qu'Appelle Valley 30 km north-west of Regina on Highway #11.

Lumsden has some great attractions and activities to checkout, a few of these are listed below:

- * Local Artists and Craftspeople
- * Lumsden Historical Site / Museum
- * The Annual Duck Derby
- * The Trans-Canada Trail
- * Enjoy easy access to shops, cafes, galleries, and recreation

[Walking Tour](#)

[St. Michael's Retreat](#)

[Deer Valley Golf and Estates](#)

[Craven World Campground \(Craven\)](#)

[Last Mountain House Provincial Historic Park](#)

[Beaver Creek Ranch & Horse Centre](#)

[Saw-Whet Trail](#)

[Canoeing](#)

[River & Lions Park](#)

[Scarecrow Festival](#)

[Fun In The Sun](#)

[Wascana Trails](#)

[Lumsden Beach Camp](#)

[Dallas Valley Ranch Camp](#)

[Market Gardens](#)

[Griffith's Petting Zoo](#)

[River Park Campground](#)

[Canada Day Celebrations](#)

Attention Dog Owners!

Over the past few months many complaints have been received from residents, regarding the number of dogs that are allowed to run at large by their owners. The Mayor and Council requests all dog owners to review the regulations outlined below and act responsibly and ensure that their dogs are not allowed to run at large.

- No household shall keep more than two dogs.

- All dogs are required to have a license. Annual license fee is \$5.80.
- No dogs shall be allowed to run at large.
- Keep your dog on a leash.
- Dogs caught running at large will be impounded.

Please keep your animals from making excessive noise and clean up after your pet.

The following impounding fees must be paid before the dog is released:

First Offence

- Licensed Dog \$ 50.00
- Unlicensed Dog \$ 60.00

Subsequent Offences \$100.00

* Impound Fees include an additional \$5.00 per day for each day that the dog remains in the pound after the day it is caught.

SNOWMOBILES / ATV's

There have been concerns expressed over snowmobiling within Town limits. Snowmobiling is permitted on Town streets and public roadways, for the purpose of leaving Town, but not in the parks or on any private property or dykes. If you see anyone snowmobiling other

than on Town streets or roadways, please contact the R.C.M.P. at 731-4270.

Town Council and the RCMP would like to remind residents that it is illegal for any person to operate an ATV within the limits of the Town; and that

this will be enforced with a maximum fine of \$2,000 that may be imposed.

