

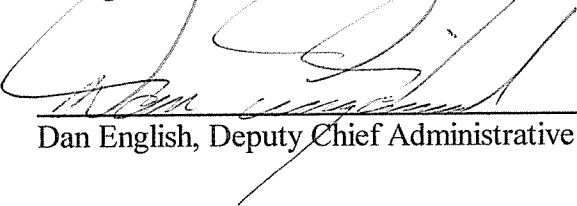
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Halifax Regional Council
May 21, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


George McLellan, Chief Administrative Officer


Dan English, Deputy Chief Administrative Officer

DATE: May 15, 2002

SUBJECT: New Area Rate for Beaver Bank Recreation Centre

ORIGIN

Interim Area Rate Guidelines were adopted by Council in January 2000 to create a process to assist communities establish new area rates, ensure that all taxpayers have an opportunity to participate in setting a rate and ensure that rates are set only for valid municipal purposes and not for services already covered by the general rate.

The purpose of this report is to determine if the Interim Area Rate Guidelines have been satisfied thus far with regard to a proposed new area rate for the planned construction and on-going operating costs of a recreation/community centre in Beaver Bank.

RECOMMENDATION

It is recommended that:

1. Capital project CB200399 for the Beaver Bank Recreation/Community Centre as described in Appendix A be approved in the amount of \$900,000 and added to the 2002/03 Capital Budget; and
2. An area rate of \$0.07 per \$100 of assessed value be approved to be applied against the properties within the mapped area depicted in Appendix B effective with the 2002/03 fiscal year for the purpose of financing the construction and on-going operating costs of the Beaver Bank Community/Recreation Centre.

BACKGROUND

Beaver Bank currently has one community centre; Brown Hall which is a one room building with a capacity of 65. There is limited access to the three schools in the community. The gymnasium at the Beaver Bank Villa has closed. The Beaver Bank Community Centre Association was formed to determine if there was sufficient interest in the community for a facility better suited to meet its needs. It is proposed that the new facility would be annexed to the new Beaver Bank/Kinsac Fire Station.

A survey (Appendix C) was included in Councillor John's Autumn 2001 newsletter (Appendix D) which is delivered to every household in Beaver Bank through Canada Post. Surveys were also distributed in the three community schools - Beaver Bank Kinsac Elementary, Monarch Elementary and Harold T. Barrett Junior High. Replies were sent to the schools, dropped at two convenience stores and a gas station in the community or faxed or mailed to Councillor Johns. 98 replies were received representing 4.75% of the total households (2,065 at 1996 census). The survey results indicated that 81 (83% of respondents) were in favour of a community centre, 57 (58% of respondents) were willing to support the centre financially and 53 (54% of respondents) were in favour of an area rate. The most frequent responses to "What services would you like provided in a Beaver Bank Community Centre?" were meeting rooms, youth programs and sports.

A focus group was held on November 7, 2001. Letters were sent to each of forty organizations in the community inviting them to send a representative to the focus group. The twelve participants represented a cross section of the community - volunteer fire department, guiding, scouts, community awareness group, schools. The highest priority of this group is a community centre with lots of meeting spaces and gym followed by a youth centre component. Another focus group was held on October 19, 2001 with twenty teens at Harold T. Barrett Junior High. The notes from both focus groups are attached (Appendix E).

Over 250 people attended the annual Town Hall meeting held on Wednesday, February 13, 2002 at Harold T. Barrett Junior High to discuss various community issues. The highlight of the evening was a presentation on the proposed community centre and the area rate which would accompany it. A question and answer period followed. The response to the proposal was all positive.

DISCUSSION

The current status of this proposed new area rate in terms of the Interim Area Rate Guidelines is as follows:

1. ***Area rates can only be used for the provision of services within the municipal mandate; services traditionally provided by the municipality.***

Section 65 (ag) of the Municipal Government Act states that "Council may expend money required by the municipality for playgrounds, trails, bicycle paths, swimming pools, ice arenas and other recreational facilities". The Halifax Regional Municipality and its predecessor municipal units have traditionally funded, either entirely or partially through partnerships, the construction and on-going operating costs of recreation facilities.

- 2. Area rates are not to be used to provide different levels of a municipal service within urban and suburban areas where said service is covered by the general tax rate.***

No facility of this type currently exists within the community of Beaver Bank which is funded from the general rate or through other means.

- 3. In order for a proposed new area rate to move to the process as outlined in #4 below, it must have the support of the area's Councillor(s).***

The catchment area for the proposed area rate falls entirely within District 19. The Councillor for the district, Brad Johns, has facilitated the determination of whether there is sufficient support for the project in the community and for the area rate to fund it. Having determined that sufficient support existed, he requested staff prepare a report in compliance with Step 5 of the Interim Area Rate Guidelines for consideration at the next meeting of the North West Community Council.

- 4. Proposals for new area rates must be advertised publicly, clearly identifying affected areas, the purpose for the rate, rate information and the duration the rate is expected to be charged. A public meeting will be held and those attending the meeting will be informed of the rationale for the rate and consulted on its appropriateness.***

A public meeting was held on Wednesday, February 13, 2002 to discuss the proposed community centre and the area rate to fund it. The date, time, location, and purpose of the meeting was advertised in the January/February 2002 edition of the Beaver Bank Kinsac Bulletin which is delivered to every household in Beaver Bank through Canada Post (Appendix F). Over 250 individuals were present at the meeting. At that meeting, Councillor Johns provided information regarding the purpose of the area rate, rate information, the duration of the rate, and clearly identified the affected areas. It was reported that the response to the proposal was positive.

- 5. With the concurrence of the Councillor, the request is forwarded to the Community Council for review and a recommendation to Halifax Regional Council. Where a Community Council does not exist, the request will go directly to Halifax Regional Council.***

At a special session on May 7, 2002, the North West Community Council approved forwarding to Halifax Regional Council the recommendation contained in this report. A copy of the recommendation signed by the Community Council Chair is attached as Appendix G.

6. *Any proposed new area rates recommended by a Community Council (or, in the absence of a Community Council, the Councillor for the area) will be submitted to Halifax Regional Council through a staff report with a recommendation from the Chief Administrative Officer. The staff report will identify the implications to the Municipality along with the results of any public meeting.*
7. *Halifax Regional Council is responsible for approving all area rates.*

The purpose of this report submitted by the Chief Administrative Officer is to provide Council with the necessary information required to consider the recommendation forwarded from the North West Community Council for a new area rate. The results of the public meeting were outlined previously in this report, and the implications to the Municipality are identified under the Budget Implications section which follows.

BUDGET IMPLICATIONS

Based on the current assessment value of the catchment area, an area rate of \$0.07 per \$100 of assessed value is expected to generate about \$102,000 per year in revenue. Therefore, if the area rate commences in 2002/03, \$204,000 will be raised before the first debenture payment is due in 2004/05. This is based on an expected project completion date of June 2003. With the total project cost anticipated to be about \$900,000, it will be necessary to debenture the remaining \$696,000.

The first payments of principal and interest due in 2004/05 on a 20 year debenture for \$696,000 would be \$69,000. The remaining \$33,000 of the \$102,000 generated from the area rate would be contributed towards the annual operating costs of the facility.

Since the catchment area crosses into the urban and suburban zones, transfers from the general rate and urban rate are necessary. The breakdown of revenue generated is as follows:

Tax Revenue Source	Annual Revenue Generated
Area-Rate (from Rural Zone Residential):	\$27,100
Transfer from General Rate (from Rural Zone Commercial):	\$1,100
Transfer from Urban Rate (from Urban/Suburban Residential/Commercial):	\$73,800
Total Revenue Generated:	\$102,000

Including the above transfer amounts, there is currently a shortfall of about \$91,500 between what has been budgeted for 2002/03 for transfers from the general and urban rates, and the total which is

actually required for all area rated services. It is proposed that this shortfall will be made up from excess tax revenues. If there are no excess tax revenues, staff will develop recommendations for dealing with the shortfall.

Financial Services staff have reviewed and confirmed the budget implications outlined above.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

Council may decide not to approve this new area rate or the project it would be funding.

ATTACHMENTS

- Appendix A: Capital Project Supplementary Report
- Appendix B: Map of Catchment Area for Proposed Area Rate
- Appendix C: Beaver Bank Community Centre Survey
- Appendix D: District 19 Newsletter Autumn 2001
- Appendix E: Meeting Notes from Focus Groups
- Appendix F: Beaver Bank Kinsac Bulletin (January/February 2002, Issue# 45)
- Appendix G: Recommendation signed by Community Council Chair

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Gordon Roussel, Budget Coordinator, Financial Planning 490-5534
Veronica Roche, Administrative Support Assistance, Financial Planning 490-6498



Report Approved by: _____
Karen MacTavish, Director, Parks & Recreation Services 490-4734

Appendix A
Capital Project Supplementary Report

Project # CB200399	Project Name: Beaver Bank Recreation / Community Centre		
Priority:	Number of FTE's 0	Category Buildings	
Repair or New: New	Area Rated Yes	District # 19	Project Manager: Real Property Services

Funding Description	Year 2002-03 (000's \$)	Year 2003-04 (000's \$)	Year 2004-05 (000's \$)
Cost Sharing			
Reserves			
LIC			

Total Gross Expenditures: (000's \$)	900		
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Project Description & Justification (include quantities & expected project start-up and completion times):

For the construction of a community centre which would be annexed to the new fire station in Beaver Bank. Beaver Bank currently has a one room building with a capacity of 65. There is limited access to the three schools in the community. The gymnasium at the Beaver Bank Villa has closed. The proposed new facility would have a gymnasium and adequate meeting spaces to meet the needs of the community. Results of a public meeting, survey, and focus group indicate that there is sufficient support in Beaver Bank for such a facility and the area rate to fund it.

Impact on Future Operating Budgets (savings/cost):

The construction and on-going operating costs of this facility would be fully funded through an area-rate.

It is expected that about \$200,000 will be collected from the area-rate before construction is completed and the debenture issued in 2004/05 for the remaining \$700,000. The first payment of principal and interest on a 20 year debenture for this amount is about \$70,000. The area-rate should be sufficient to cover this payment and about \$30,000 towards the annual operating costs of the facility.

Impact on Other Business Units:

Real Property Services would develop specifications, and tender and manage the project.

Technology Requirement:

Not applicable

Is this Project linked to the Analysis of Proposed Changes in the Business Plan?

No

APPENDIX: B

beaverbk






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Legend:

-  STREET CENTER LINE
-  STREET NAMES
-  PARCELS
-  LAKES
-  COMMUNITY



Beaver Bank Community Centre Survey

If you are a **resident** of Beaver Bank, please fill in the following questionnaire and either return, drop off or fax as noted below by **Friday, November 2**. Thank you in advance for your feedback and time!

1. Is there a need for a Community Centre in the Beaver Bank area?
Yes _____ No _____

2. Are you willing to support a Community Centre financially?
Yes _____ No _____

3. Are you willing to support a Community Centre by an area rate?
Yes _____ No _____

4. What do you and other members of your household do for leisure or recreational activities?

5. What leisure or recreational activities would you or other members of your household like to learn/participate in?

6. What services would you like provided in a Beaver Bank Community Centre?

Name (optional) _____

Please return the completed survey with your child to school or...

Fax In: 869-4749
Drop Off: Yohanna's Variety Store, Beaver Bank Superstore, Hartlen's Esso
Mail In: P.O. Box 203 Sackville Drive, Sackville, NS, B4C 2S9



Councillor Brad Johns

BEAVER BANK COMMUNITY CENTRE

I have been working with community groups to enhance recreation throughout District 19 since April. I have had the opportunity to work closely with a number of Beaver Bank residents toward the creation of a community centre for the area. This idea was first presented to the Beaver Bank Community Awareness Association to determine if there were any desires within the community. They agreed and appointed Brian Johnson and Sue McLearn as Chair and Treasurer to oversee the process. Over the next few months there were a number of community meetings planned with a variety of recreational organizations. Scouting, Guiding, BBCAA, Soccer, Baseball and the Fire Department were all invited to contribute. The next step is to ensure no one has been overlooked, especially the residents.

NORTH WEST COMMUNITY COUNCIL

The North West Community Council was established on April 1, 1996. District 19 along with Districts 20 and 21 create the Community Council. The Community Council meets on the fourth Thursday of the month at 7:00 PM at various locations throughout the three Districts.

For further up-to-date information on Meeting times and locations please call the Community Council Information line at **490-6080**.

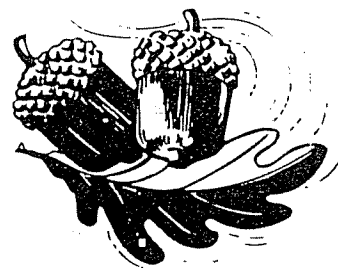
Included in this Newsletter is a survey. I would like to ascertain the opinion of all affected residents in order to make informed recommendations. It does not matter what I "personally" feel about this issue. My goal is to make informed decisions, based on what the community wants. I encourage you to fill out the survey to enable me to represent you in the most effective manner possible.

The more people who respond, the more representative that majority will be.

HOW TO CONTACT ME

**Brad Johns, Councillor - District 19
Halifax Regional Municipality
Post Office Box 1749
Halifax, Nova Scotia B3J 3A5**

Cell HRM-1234
Councillors' Office 490-4050
Home Office 869-4748
Fax 869-4749
Email johnsbr@region.halifax.ns.ca



Appendix E

Beaver Bank Focus Group - November 7, 2001

Present: Gord West, Tyler Blenkhorn, Joyce Hoskins, Pam Eisan, Brian Pitts, Terry Broadbent, Gail Langille, Brian Johnson, Meghan Sheen, Bailey Williams and Nicki Cormier.

The session was conducted using an appreciative inquiry model

- a discovery phase - what is successful in the community now
- a dream phase - what if you could have anything you wanted.....
- a design phase - what are the realistic goals for the community

Discovery - Success stories

youth involvement - scouts, guides, beavers, etc
the new boy scout lodge
soccer is growing
active fire department
floor hockey and baby sitting programs (HRM)
special events - street dance, church suppers
community newsletter
town hall meeting (200-300 people)
softball (over 35, womens)
used to be volleyball
dart league
Jr. firefighters program (16 youth)
card parties
C@p sites -three in community

Dream phase

swimming pool
park - lots of trails
beach
skateboard park
pool hall
community hall - meeting rooms, gym, lots of space for groups
youth centre
Tim Hortons
playing fields - soccer
paint bathrooms in school (HTB)
outdoor ice rink - possibly at the ball park

basketball court
open access to school property
more activities at lunch hour and after school
more adult and leisure education courses in the community
a better place to hold flea market (more safely)
youth centre - structured and unstructured activities, do homework, dance, etc.
organized sport leagues
fine arts - lots of space for them to work
affordable rates for the entire community
transportation improvement
community connection - work together

Design Phase

The ideas were scored using a weighted method - 5pts. First choice, 3 pts. Second choice and 1 point third choice and the top choices were

Community centre with lots of meeting spaces and gym (20 points)
Youth Centre (20 points)
affordable fees for the entire community 7 point)
Beach (6 points)

Not everyone participated in this activity.

APPENDIX: E

Focus Group Harold T. Barrett Junior High
October 19, 2001

Introductions - Tamara & Norma

"Describe for us what Beaver Bank will look like if you had the best recreation and leisure opportunities possible" What is your vision

What we already have.....

Baseball field	Mini golf course
trees	Pizza place (2 places)
river	Trails (some)
c@p sites	Soccer fields
stores	Basketball hoops
community bus - everyone uses it (all 20 students in focus group)	
tennis court	
3 schools	
playground	
golf course	
a really nice community sign	
lakes	

What we want to see.....

Skateboard park (overwhelming choice)
community centre
pool hall
basketball court
shopping centre (Walmart, Tim's, etc.)
Ice rink
underage club - dance, air hockey, pool tables
fotoball field
boxing club
fitness centre
employment & volunteer
Junior High students finished school early afternoon, Need things to do.

What Could work.....

Community centre - decorated by youth
location - where amusement park was
need a place to go and chill out

Some things we can get to by bus
Sackville Sports Stadium
boxing
hockey

The Beaver Bank Community Centre Report

I know from the results of the survey that our Councillor Brad Johns sent around, that the community DOES support the building of a new Community Center. The survey was also in favour of an area rate if necessary. I do feel that with more information as to what we, as a committee, have planned for this project, you as a Community will be very supportive of this Center. Our goal is to have as much CONCRETE information as possible and a ROUGH Plan of the new Center for the TOWN HALL meeting at 6:30 pm on February 13th at Harold T. Barrett School.

We ourselves are still not sure as to the three W's, WHAT, WHERE, and WHEN.

The WHAT, as we stand now, is a Fire Hall-Community Center combination.

The WHERE is still being discussed with the Fire Dept, as they are the ones that will decide where the most suitable location is in Beaver Bank.

The WHEN is not definite but we are looking at next fall, POSSIBLY.

We as a committee are working continually with our Councillor who has been very helpful and has worked hard to make this Center something that will serve Beaver Bank and the youth. We have been having meetings every two weeks to keep up on the progress we are making and trying to proceed as fast as possible, but as politics go, things can be difficult.

The TOWN HALL meeting should be very informative to the public as we hope to have some idea as to a plan for the building and then YOU can decide whether we should continue. SEE YOU AT THE MEETING.

-Brian Johnson, Chair Beaver Bank Community Center

Bulletin Report For 2001

Well, it has been a year since I took on the task of editing the Beaver Bank Kinsac Bulletin. Things have certainly been interesting and I have learned a lot.

I would like to take this opportunity to thank the many people who have helped in the past year. First to the BBCAA for allowing me to try my creative hand at this publication! To those who provide the information, chiefly Bonnie Ryan, Heather Lunn, Brian Johnson, the School Community, the Churches, Scouts & Guides and many others. To my advertising helpers, Allana Downie and Angela Archibald, who took over when Allana could no longer continue. Finally, to Brad Johns who has helped tremendously with the printing process. Informing the community is a job done by

We have managed to re-group rather well in the past year. We have re-established contacts and kept the information coming. We are currently working on improving the printing quality. The Bulletin has been photocopied for the past year. The print is of excellent quality, but the pictures do suffer. The Barrett Lumber Co., as part of their Corporate Sponsorship, have agreed to purchase a CD burner for the Bulletin, which should make the process much easier. Thank You!

The best thing about editing the Bulletin has been meeting lots of new people and re-connecting with those I haven't seen in a long time. Stay-at-home parents can easily become isolated from outside contact. I would highly recommend that any parent in this situation should get out and volunteer. It has brought me many personal rewards and the satisfaction of a job well done.

- Dorothy Selig, Editor



Proposed Motion To Be Tabled at the Town Hall Meeting

At the up coming Town Hall Meeting there will be a motion proposed by Mr. David Barrett. It reads as follows:

Motion:

"Where as community members have expressed a desire to prevent potential future conflicts of lakes usage (swimming, fishing, jet skis, water skiing, etc.), it is moved that the Beaver Bank Community Awareness Association create a committee to report back at the next Annual General Meeting with the communities recommendations on what restrictions, if any, are desired for the lakes of Beaver Bank and determine what would be required to achieve these recommendations."

This motion will be voted on at the Annual Meeting and, if passed, members of the community will be invited to join the new committee. Such a committee will be required to have at least one BBCAA Board member sitting and will report back to the BBCAA. Should you have any questions, David and Robin Barrett will have a booth that you can visit at the Town Hall Meeting.

A Unique Mascot For A Unique Community

Only \$15 will buy you this "Beaver" bank, a wonderful symbol of Canada and our Community. A Great Gift for any occasion.

Help a Child start their Life Savings

Available at Hartlen's Esso; Heritage Credit Union, Lr Sackville; Ron Moakler, BBCAA; or you can buy one at the 8th Annual Town Hall Meeting, Feb 13, 2002.





Halifax Regional Council
May 7, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

A handwritten signature in black ink, appearing to read "Robert Harvey", written over a horizontal line. The signature is fluid and cursive.

Deputy Mayor Robert Harvey, Chair
North West Community Council

DATE: May 7, 2002

SUBJECT: New Area Rate for Beaver Bank Recreation Centre

ORIGIN

North West Community Council, May 7, 2002.

RECOMMENDATION

It is recommended that Halifax Regional Council approve:

1. Capital Project CB200399 for the Beaver Bank Community/Recreation Centre; and,
2. An area rate of \$0.07 per \$100 of assessed value to be applied against the properties within the mapped area depicted in Appendix E of the staff report dated May 7, 2002, effective with the 2002/03 fiscal year for the purpose of financing the construction and on-going operating costs for the Beaver Bank Community/Recreation Centre.

ATTACHMENTS

1. Staff report dated May 7, 2002

For additional copies or for information on the status of the report, please contact the Office of the Municipal Clerk, at 490-4210 (TEL) or 490-4208 (FAX).