

# THE RM OF REYNOLDS

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Office Hours: Monday to Thursday 8:00 am to 4:00 pm  
Closed daily between 12:00 noon to 1:00 pm;  
during all Statutory Holidays; and Fridays during  
July and August

## REPORT ON WARD MEETINGS 2013

### Council Members:

Reeve:	David Turchyn	392-3221
Deputy Reeve:	Jim Colbert	426-5315
Councillors:	Garry Gaetz	392-0327
	Curtis Buley	866-3089
	John Miscavitch	268-4161
	Mike Turchyn	369-5278
	Maurice Yaremchuk	426-5445
	Florence Campbell	426-5331

### Calcium: Council's policy is:

1. Minimum of 3 lots within 1000 feet; and
2. Lots must be occupied; and
3. Residence must be within 300 feet from the center of the road; and
4. Must be a high traffic and high speed area.
5. Safety factor may be a consideration.
6. At Council's discretion

Adopted by Council on May 26, 2009

Ward meetings were held at Ste. Rita, Hadashville and Rennie during the month of May. Council and the CAO attempted to answer all questions and wish to share the information received and provide the answers to any questions for which information was not readily available. Comments will also include feedback from the return of opinion surveys.

**Tax Dollars Generated.** The question was put to Council and CAO as to the amount of tax dollars generated in 2011 vs 2012 when the reassessment occurred. The following is a chart of municipal taxes levied since 2008.

Year	Tax Dollars	Assessment	Mill Rate	Surplus	%
2008	560,614.	60,502,260	9.266	277,504.	+6.2
2009	591,132.	61,097,810	9.266	219,722.	+5.4
2010	705,705.	88,454,920	8.001	282,763.	+19.3
2011	625,827.	89,679,970	7.001	209,797.	-11.3
2012	579,501.	107,314,930	5.400	139,585.	-7.4
2013	584,480.	108,237,050	5.400	0	+8.6

As you can see, in 2010 taxes increased almost 20%. The current council has achieved pre-2010 tax levels.

**Province wide reassessment will take effect in 2014.** Be sure to examine your reassessment value which reflects the local market values on April 1st, 2012. These values are achieved through average selling prices. If you feel the value is not a fair market value for your property, please mark July 17th, 2013 from 1:00 pm to 3:00 p.m. on your calendar. The Assessors will be in the council chambers at Hadashville and will be able to show you the information they have on record for your roll number. Discrepancies can be addressed at that time or call 204-326-9896.

Concern was raised that the dust control should be provided to everybody or nobody.

In 2013, Council intends to apply dust control as has been done over the past years. The Policy will be revisited for 2014 and some unfavourable decisions may have to be made. In order to provide dust control to all residents, Council will have to generate \$375,000.00 additional tax dollars, which converts to a \$236.25 increase on a residential assessment of \$150,000.00. If vacant/farm land and companies that do not benefit from dust control are removed from the assessment equation, this cost per residence will be considerably higher.

**Ste. Rita 27 lot subdivision proposal.** Opinion surveys suggested that the RM should create subdivisions to attract new residents. Council is currently in the process of subdividing SE 5-11-9E in Ste. Rita for residential development. At the Ward meetings, concern was raised about the condition that purchasers must construct their residence within two years. Council's goal is for the municipality to benefit from taxable houses and increased population rather than vacant land held for speculation. Concern was raised that minimum standards for types of buildings should be set to protect the investment purchasers make in the subdivision. \$100,000.00 in total has been set aside for possible development expenses. \$3,703.70 would be the breakeven point per lot, and Council is confident they can sell the lots for more than the total expenses. It was suggested that the RM turn municipal land over to developers to subdivide. Council tried that avenue in Molson but had no takers.

**Derelict vehicles and Unsightly Properties.** Molson area residents expressed concerns about the unsightly state of some properties and insist that Council should pass a by-law to force people to clean up their properties and to ban derelict vehicles.

**Molson Dog Control.** All dog owners are reminded that they are responsible for keeping their dogs within the boundaries of their property or, on a leash and under control, when off their property. Recently there have been dog attacks on children in the Molson area. Please report attacks to the RCMP and to the RM office or Councillor Miscavitch, who are authorized to call Prairie By-law Enforcement to respond.

**Dogs barking and loose.** Complaints have been received, from residents, about loose, biting and/or barking dogs. The RCMP have jurisdiction for dogs at-large and biting. If a by-law is enacted, owners of offending dogs will be charged with: costs for enforcement; impound fees; and fines.

**Efficiencies at Waste Management.** Kudos to Lorne Charney and his team for the excellent service provided at the Waste Management Site. Recently, tipping bins have been placed to the east of the processing facility so people can sort their load into the various bins rather than entering the sorting stations or driving into the pit area. Now, all products are accepted at the Waste Management Facility for recycling. In the fall, the facility will receive additional funding for collection of electronics and hazardous household waste.

As stated in Lorne Charney's presentation, all recycling has value, whether by selling the recycling or by subsidies paid from the recycling levy paid when you purchase certain items.

**Wildfire and Dangerous Goods Train Derailment**

Gail Wasylnuk, Emergency Coordinator and her team held a meeting in Ste. Rita to advise Ste. Rita and Molson residents what to do in an emergency, especially those who could be trapped by a train derailment. Apparently this is not as big a concern as Council was lead to believe, since attendance was poor.

In a dangerous goods derailment, residents are safest if they shelter in place. Bring your pets into the house and close all windows and doors and seal them up with tape or plastic if they are not air tight. Shut off all exhaust fans and plug any holes that may allow outside air into the building ie: dryer vent

At the Rennie Ward Meeting, residents were concerned about the railway crossing being blocked by a train as previously happened during a structure fire. The need for a second exit from the north side of the tracks was raised. Coordination between incident command and MB Conservation was raised and the mixed messages as to railway employees' duties during a dangerous goods derailment. Gail Wasylnuk will get these issues clarified.

**Good news for Richer East.** Councillor Gaetz is arranging with Josie Unrau, Whitemouth River Recreation Director and Roger Langlais Youth and Opportunity, to meet with local residents to form a committee to develop land the municipality set aside for community use and, potentially for creation of a community club. Notice will be mailed for a meeting in September.

**Ward System:** The subject of reducing the Medika/Spruce Siding/Hadashville/Prawda/McMunn/East Braintree areas from 3.5 councillors to 2 councillors was touched on at the May 28<sup>th</sup> meeting. The following opinions were voiced:

- elect all council at large;
- create two wards (north and south), 3 councillors at large per ward, with the dividing line being between Townships 8 and 9 (Mile 48N);
- do not create a system that can be challenged and will have to be reversed;

**Economic Development**

Suggestions were:

- RM should force the Province to give Crown land to RM
- RM should encourage people to subdivide tracts of land
- RM should create subdivisions
- RM should attract industry and jobs
- RM should attract more residents

**An economic development Round Table will be held on September 17<sup>th</sup>, 2013 at 7:00 p.m. at the Hadashville Recreation Centre. Everyone is welcome to attend and share ideas to encourage development.**

**Differences in annual taxes.** In Rennie, a concern was raised as to why one property owner pays \$600. more taxes than another property owner. When we compared the data, the Rennie owner who has a 20% larger house and double car garage pays \$156.28 municipal dollars more than the Ste. Rita owner who has a smaller house and no garage. Assessment information is public information available to anyone. You are welcome to compare your assessment to any other property but keep in mind, it is reasonable to compare properties that are similar. Also to consider, is the assessed value a fair market value for the selling prices in the area?

**Survey Results:**

Of the 640 surveys sent out, 40 were completed and returned, providing valuable information to Council.

Items of note are:

People are prepared for bad weather. They sheltered in place; have alternate power and heat sources; have hardwired phones and checked on friends and neighbours.

Top considerations that make people feel Reynolds is an attractive place to live: Low taxes; friendly people; beautiful scenery; low crime rate.

People believe water and sewer are a landowner's not a municipal responsibility.

Services which people would like to receive are cell phone service; high speed internet service; healthcare facilities; big stores; subsidized housing; cleanup of derelict vehicles and unsightly property; dust control for everyone. Council only has control over the last two items, both of which would require major tax increases to pay for enforcement.