



NOTICE

SPECIAL MEETING OF COUNCIL

Date: Wednesday, May 21st, 2025

12:15pm

Council Chambers

NATURE OF MEETING

The purpose of this meeting is for the following:

- 1. CALL TO ORDER**
- 2. ADOPTION OF AGENDA**
- 3. DECLARATION OF INTEREST**
- 4. NEW BUSINESS**
 - a. 2025 Mill Rate Report to Council
 - b. 2025 Community Wildfire resilience Contribution Funding
- 5. BYLAWS**
 - a. Bylaw 2468 – Taxation 2025 Bylaw – First and Second Reading
- 6. ADJOURNMENT**

Pursuant to the Cities, Town and Villages Act, S.N.W.T. 2003, c. 22, Section 27 (1), Mayor Jameson has called a Special Meeting of Council.

Dated at the Town of Hay River this 19th day of May 2025

Glenn Smith
Senior Administrative Officer

MEMORANDUM

TO: Glenn Smith - Senior Administrative Officer

FROM: Mayor Kandis Jameson

DATE: Monday, May 19th, 2025

RE: SPECIAL MEETING OF COUNCIL

Pursuant to Section 27 (1) of the Cities, Towns and Villages Act, we have called a Special Meeting of Town Council to be held on:

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12:15pm
Council Chambers

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Dated at the Town of Hay River this 21st day of May 2025



Mayor Kandis Jameson



AGENDA

- 1. CALL TO ORDER**
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REPORT TO COMMITTEE

COMMITTEE: FINANCE COMMITTEE

DATE: MAY 13, 2025

SUBJECT: 2025 MILL RATE

RECOMMENDATION:

**MOVED BY: CLLR GAGNIER
SECONDED BY: CLLR BOUCHARD**

THAT THE COUNCIL OF THE TOWN OF HAY RIVER APPROVES THE FOLLOWING 2025 MILL RATES AS RECOMMENDED BY THE FINANCE COMMITTEE.

2025 Combined Rate					
Code	Property Class	2025 Mill Rate	2025 School Tax Levy Rate	2025 Combined	
1	Residential	\$ 14.44	\$ 2.61	\$ 17.05	
2	Commercial	\$ 18.65	\$ 2.61	\$ 21.26	
3	Industrial	\$ 21.06	\$ 2.61	\$ 23.67	
4	Institutional	\$ 46.87	\$ 2.61	\$ 49.48	
5	Urban Other	\$ 15.40	\$ 2.61	\$ 18.01	
6	Rural Residential Developed	\$ 13.02	\$ 2.61	\$ 15.63	
7	Rural Residential Non-developed	\$ 13.13	\$ 2.61	\$ 15.74	
8	Rural Commercial	\$ 14.01	\$ 2.61	\$ 16.62	
9	Rural Industrial Developed	\$ 13.97	\$ 2.61	\$ 16.58	
11	Rural Agriculture	\$ 13.97	\$ 2.61	\$ 16.58	
12	Rural Quarries and Minerals	\$ 13.97	\$ 2.61	\$ 16.58	

BACKGROUND:

This report was presented to the Finance Committee on May 8, 2025, who recommended that the report be brought forward to Council.

Each year, Council decides how much money is needed to run the Town. After subtracting grants, license fees, and other revenues, the rest must come from property taxes.

To set the tax rate (mill rate), the following formula is used:

$$\text{(Amount to be raised} \div \text{Total property value)} \times 1,000 = \text{Mill Rate}$$

The word “mill” means one-thousandth of a dollar. So, a 1.0 mill rate means \$1 of tax for every \$1,000 of property value.



REPORT TO COMMITTEE

COMMITTEE: FINANCE COMMITTEE

DATE: MAY 13, 2025

SUBJECT: 2025 MILL RATE

Some properties don't pay taxes, like churches or municipal buildings. Government-owned properties don't pay tax either, but they do pay a "grant in lieu" that uses the same rates. The 2025 mill rates are applied to the 2024 assessed property values to raise the money approved in the 2025 budget.

On December 16, 2024, Council approved a 2.25% property tax revenue increase (about \$170,000 total) to balance the operating budget and meet capital funding targets. Council introduced a Residential Waste Levy in the 2025 budget (~\$240,000 revenues) that effectively moved related revenue requirements out of property taxation for residential type property classes. As such, Council expressed interest in targeting residential type property classes increases at 0%.

2025 Comparison						
Code	Property Class	2024 Mill Rate	2025 Rate Increase	2025 Mill Rate	2025 School Tax Levy Rate	2025 Combined
1	Residential	\$ 14.49	-0.35%	\$ 14.44	\$ 2.61	\$ 17.05
2	Commercial	\$ 18.12	2.90%	\$ 18.65	\$ 2.61	\$ 21.26
3	Industrial	\$ 20.47	2.90%	\$ 21.06	\$ 2.61	\$ 23.67
4	Institutional	\$ 44.77	4.70%	\$ 46.87	\$ 2.61	\$ 49.48
5	Urban Other	\$ 14.97	2.90%	\$ 15.40	\$ 2.61	\$ 18.01
6	Rural Residential Developed	\$ 13.07	-0.35%	\$ 13.02	\$ 2.61	\$ 15.63
7	Rural Residential Non-developed	\$ 13.18	-0.35%	\$ 13.13	\$ 2.61	\$ 15.74
8	Rural Commercial	\$ 13.61	2.90%	\$ 14.01	\$ 2.61	\$ 16.62
9	Rural Industrial Developed	\$ 13.58	2.90%	\$ 13.97	\$ 2.61	\$ 16.58
11	Rural Agriculture	\$ 13.58	2.90%	\$ 13.97	\$ 2.61	\$ 16.58
12	Rural Quarries and Minerals	\$ 13.58	2.90%	\$ 13.97	\$ 2.61	\$ 16.58

School Tax Levy

The Town collects school tax on behalf of the GNWT. In 2025, the rate will be 2.61, up from 2.56 in 2024. The Town forwards all school tax money to the GNWT. School tax is also charged per \$1,000 of property value.

For 2025, the Town expects to collect about \$7.8 million from municipal taxes (not including school tax). Most institutional properties won't be charged school tax, as they are GNWT-owned.

COUNCIL POLICY / STRATEGY OR GOAL:

To responsibly manage Town finances and assets.



REPORT TO COMMITTEE

COMMITTEE: FINANCE COMMITTEE

DATE: MAY 13, 2025

SUBJECT: 2025 MILL RATE

APPLICABLE LEGISLATION, BYLAWS, STUDIES, PLANS:

Cities, Towns and Villages Act (Sections 107–109)
Financial Administration By-law 2252/FIN/11
NWT Property Assessment and Taxation Act

FINANCIAL IMPLICATIONS:

Approximately \$7.8 million in taxation related revenues (\$170,000 or 2.25% increase from 2024)

ALTERNATIVES TO RECOMMENDATIONS:

Council could choose different rate increases for different types of properties.

ATTACHMENTS:

2025 Education Mill Rates – Hay River

Prepared by:
Blair Porter
Director of Corporate Services
May 8, 2025

Reviewed by:
Glenn Smith
Senior Administrative Officer
May 8, 2025



REPORT TO COMMITTEE

DEPARTMENT: Protective Services

DATE: May 13, 2025

SUBJECT: 2025 Community Wildfire Resilience Contribution Funding

RECOMMENDATION:

**MOVED BY: CLLR GAGNIER
SECONDED BY: CLLR LAKUSTA**

THAT THE COUNCIL OF THE TOWN OF HAY RIVER direct administration to:

- 1. Add a Structural Protection Trailer to the 2025 Capital Budget in the amount of \$300,000 to be fully funded by third party funding;**
- 2. Apply to the Community Wildfire Resilience Contribution Fund in the amount of \$300,000 for the purchase of the Structural Protection Trailer;**
- 3. Remove the Old Town Fire Hall from its land disposal inventory listing to be used for storage of the Structural Protection Trailer and related equipment and other protective services equipment storage. The building will not be heated;**

As recommended by the Finance Committee.

SUMMARY:

During the 2023 Hay River wildfires the Town of Hay River's Fire Department (HRFD) was not equipped with structural protection assets to protect private properties and Town assets. In the first wildfire in May, the HRFD did not receive any structural protection resources from Environment and Climate Change (ECC) until well into the event and we were not able to set up proactive protection but had to rely on response to the established fires. For the August wildfire, with the support of Alberta Wildland Urban Interface (WUI), we were able to set up protection on 93 individual structures and set up other types of protections, such as wet lines, that saved areas of the community.

There is a believed need for equipment in the form of a structural protection trailer for the remaining and future wildfire risks surrounding the community. This equipment could also be deployed to other communities at risk and create revenue opportunities for the Town of Hay River. Structural protection equipment of similar interest in Alberta is billed out at \$1500 a day, unopened, and once it is opened, it is \$6000 a day. If it were deployed for a month at an open rate, that could be \$180,000 generated in revenue. This asset is also a prerequisite to setting up a Wildfire Urban Interface (WUI) team which is something that has been discussed with Council. The structural protection trailer is the missing asset to fully equip a deployable team as we already have a Brush truck necessary to transport the trailer. Equipping these two assets allows a team to deploy to any community with road access.

Administration has identified a funding source for the Structural Protection Trailer through the Community Wildfire Resilience Contribution Fund. The fund is intended to provide investments

and build partnerships to advance FireSmart projects across the NWT. The maximum funding available to a single application is \$300,000 in a fiscal year. The initiative is currently funded through the end of the 2027/28 fiscal year.

Investments support organizations in delivering on projects which will address the seven FireSmart disciplines in the NWT. Given the completion of all identified fuel reduction projects in the Hay River Community Wildfire Protection Plan (CWPP), the acquisition of the Structural Protection Trailer emerges as a higher priority for the fund.

As the main firehall does not have adequate space for the proposed Structural Protection Trailer, there would be a need to add additional space for the trailer's storage. The Old Town Firehall was listed for sale 7 years ago in 2018. It was listed for sale to support funding other projects in the capital plan and to reduce the cost of maintaining the asset. It was listed at a price of \$200,000. This building would support a WUI program and the storage for the assets through winter. It would also provide a place for the equipment to be worked on and kept in a state of readiness. The building is currently holding some assets. The current assets in the building are 2 type 6 brush skid packages that we use for our brush trucks. It is also housing 350 cots and blankets for the emergency evacuation centre that was sent during the Fort Smith Evacuation last year. The Department of Recreation could use the building for some assets that are currently deteriorating outside in the weather because of a lack of indoor storage. The building would not be heated. The structural bones of the building are good and using this building for storage and area to house the WUI assets would be a good use.

COUNCIL POLICY/STRATEGY OR GOAL:

APPLICABLE LEGISLATION, BYLAWS OR STUDIES:

FINANCIAL IMPLICATIONS:

- No capital cost for acquiring the equipment (funded by third party)
- Potential for renting the structural protection equipment and deploying resources to other communities.
- Some O&M costs associated with maintaining the structural protection equipment.
- Loss of potential revenue (\$200,000) associated with the sale of the Old Town Firehall
- Ongoing O&M costs associated with maintaining the Old Town Firehall.

ALTERNATIVES TO RECOMMENDATIONS:

Apply to the Community Wildfire Resilience Contribution Fund to support other wildfire prevention related initiatives such as unplanned vegetation management, development of building standards and bylaws, tree planting with less flammable trees, development of mutual aid agreements, and training of firefighters.

ATTACHMENTS:

None

Prepared by:

Reviewed by:

Travis Wright
Director of Protective Services

Glenn Smith
SAO

Date: May 4, 2025

Date: May 5, 2025

BY-LAW NO. 2468
MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER

A BY-LAW OF THE MUNICIPAL CORPORATION OF THE TOWN OF HAY RIVER, IN THE NORTHWEST TERRITORIES, TO PROVIDE FOR THE ESTABLISHMENT OF A MUNICIPAL AND EDUCATION MILL RATE, PASSED PURSUANT TO SECTION 76 OF THE PROPERTY ASSESSMENT AND TAXATION ACT, THE PROPERTY ASSESSMENT AND TAXATION ACT, RSNWT 1988, c.P-10, AS AMENDED FROM TIME TO TIME.

WHEREAS, the Council of the Municipal Corporation of the Town of Hay River, in the Northwest Territories, deems it to be in the public interest and is required by the provision of the Property Assessment and Taxation Act to establish Mill Rates for Municipal and School purposes; and

NOW THEREFORE, the Council of the Town of Hay River, at a duly assembled meeting enacts as follows:

1. That this bylaw may be cited as the "2025 Mill Rate Bylaw".
2. Except as herein specifically defined, the words and expressions used in this By-law shall have the same meaning as in the Interpretations Act, the Cities, Towns and Villages Act, and the Property Assessment and Taxation Act, as the case may be.
3. That assessed property in the Town of Hay River, liable to taxation and in respect of which grants-in-lieu of taxes may be paid, shall be liable for taxation and grants-in-lieu of taxes as follows:

Code	Property Class	2025 Mill Rate	2025 School Tax Levy Rate	2025 Combined
1	Residential	\$ 14.44	\$ 2.61	\$ 17.05
2	Commercial	\$ 18.65	\$ 2.61	\$ 21.26
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4. The minimum tax levy in respect of any assessed property in the Town of Hay River shall be ONE HUNDRED DOLLARS AND NO CENTS (\$100.00).

