

A Special Meeting of Council was held on Dec 22, 2025, at 12:00 PM at the Green Moose Interpretation Center with the following members present:

MAYOR: Phyllis Randell

COUNCILLORS: Rochelle Canning (by phone) Meryl Carroll (by phone), Wade Norman, Tena Reardon, Dianne Weir-Rowsell

Also present was CAO Darrell Randell, Town Clerk Carrie Compton

REGRETS; Councillor Lynn Ellsworth

1. CALL TO ORDER

Mayor Phyllis Randell called the meeting to order at 12:00 pm.

2. CONFLICT OF INTEREST

Mayor Phyllis Randell reminded Councillors to be aware of conflict of interest, judge themselves accordingly, and vote based on principle. It is the responsibility of Town Staff to conduct the wishes of Council. Also, Councillors should be mindful of the rules of order, speak in turn, and carry on one conversation at a time. No member of council, or the public is permitted to take video, pictures, or audio recordings of the council meeting other than the town clerk if specifically requested.

Councillor Tena Reardon was welcomed as a sitting member of the Council. Her swearing in ceremony took place on December 22nd at 10:22pm in the presence of the Town Clerk Carrie Compton, CAO Darrell Randell, and Mayor Phyllis Randell.

3. ADOPTION OF AGENDA

122225:5475 Councillor Tena Reardon / Councillor Wade Norman

Be it resolved to adopt the Dec 22nd agenda as presented.

In favor: 6

Opposed: 0

Abstentions: 0

RESOLUTION CARRIED

Mayor Phyllis Randell with Councillors Rochelle Canning, Meryl Carroll, Wade Norman, Tena Reardon, and Dianne Weir Rowsell were all in favor.

4. Other Items

– Investment

122225:5476 Councillor Tena Reardon / Councillor Dianne Weir-Rowsell

Be it resolved that the town would reinvest the amounts of \$ 110,474.27 and \$231,709.30 into a six-month cashable 2.35% maturity at the bank of Nova Scotia.

In favor: 6

Opposed: 0

Abstentions: 0

RESOLUTION CARRIED

Mayor Phyllis Randell with Councillors Rochelle Canning, Meryl Carroll, Wade Norman, Tena Reardon, and Dianne Weir Rowsell were all in favor.

– Revised Tax Structure

122225:5477 Councillor Dianne Weir-Rowell / Councillor Tena Reardon

Be it resolved that the town accepted the revised 2026 Municipal Tax Structure as presented below by the finance committee.

The Town Council of Roddickton-Bide Arm has designated as Property Owner for the imposition and collection of taxes, the name of the taxpayer which appears in the Assessment Roll.

In a Special Meeting of the Roddickton-Bide Arm Town Council held on December 1st, 2025, the following Tax Rates were adopted for the calendar year of 2026.

Residential Property Tax	7.95 Mils	Base \$475 + 0.00000001%
Commercial Property Tax	9.75 Mils	Base \$525 + 0.00000001%
Non-Residential Small Structure		Base \$75 + 0.00000001%

BUSINESS TAX

Mail Order Companies	91 Mils	Base \$500 + 0.00000001%
Service Stations, Sawmills & Manufacturing Companies	45 Mils	Base \$300 + 0.00000001%
Heavy Equipment Construction Companies		Base \$1500 + 0.00000001%
Construction Companies		Base \$950+ 0.00000001%
Fishing Companies/Entities	45 Mils	Base \$1,500 + 0.00000001%
Trucking Companies		Base \$1500 + 0.00000001%
Hotels, Motels, & Accommodations	14.0 Mils	Base \$300 + 0.00000001%
Senior's Complex	10.0 Mils	Base \$300 + 0.00000001%
Clothing Stores	33.0 Mils	Base \$300 + 0.00000001%
Grocery Stores	40 Mils	Base \$325 + 0.00000001%
Pharmacies	40 Mils	Base \$325 + 0.00000001%
Outfitters	Base\$275 + 0.00000001% if revenue is > than \$ 10,000, Base \$150 + 0.00000001% if revenue is < \$ 10,000	
Utilities & Cable Television	2.5% of revenues	
Business operating at no fixed commercial address (based on gross sales)	9.0 Mils	Base \$325 + 0.00000001%
All Other Businesses	40 Mils	Base \$325 + 0.00000001%

WATER & SEWER FEES

Water & Sewer (Vacant Lot)	\$250
Water Only (Vacant Lot)	\$ 175
RESIDENTIAL	
Water & Sewer – basic annual rate	\$ 450
Water Only – basic annual rate	\$ 350
Senior's Cottages	\$1200
COMMERCIAL	

Water & Sewer – basic annual rate	\$ 575
Water Only – basic annual rate	\$ 475
Educational Institution	3.5 Mils
Hospital	\$ 4000
Hotels/ Motels	\$1600
Senior’s Complex	\$1200
B & B and Rental Units (1-3 units, price per unit)	\$400
B & B and Rental Units (4-10 units, price per unit)	\$380

PERMITS

RESIDENTIAL	
New	0.125 % of New Building Cost (min. \$ 25)
Renovations	0.125 % of Renovation Cost (min. \$ 20)
COMMERCIAL	
New	0.150 % of New Building Cost (min. \$ 35)
Renovations	0.150 % of Renovation Cost (min. \$ 25)
Demolitions	\$ 25
Quarry	\$300

Anyone who do not acquire a permit before beginning work will be charged an additional \$25.

VENDOR PERMITS

Direct Sellers License..... \$ 100/calendar year

COMPLIANCE LETTERS/TAX CERTIFICATES

Compliance Letters	\$50
Tax Certificates	\$50

MISCELLANEOUS

Sewer Connection (Materials and Asphalt etc. extra cost)	\$600
Water Connection (Materials and Asphalt etc. extra cost)	\$400
Water & Sewer Connection (Materials and Asphalt etc. extra cost)	\$1000
NSF Cheques	\$50

RE-HOOK UP FEE

Water Service \$ 100

All taxes are due when rendered.

However, the following discounts will apply for timely payment:

Dec 22, 2025

A 10% discount will be given on all 2026 **residential, commercial, and business taxes** that are paid in full by March 31st, 2026.

Please Note: Discounts are not available when paying by VISA or MasterCard.

ALL 2026 TAXES ARE OVERDUE AS OF JULY 1st, 2026.

Interest at the rate of 12% per annum (ie. 1% per month) is being charged monthly on all arrears (ie. 2026 and earlier unpaid taxes). Interest on all unpaid 2026 taxes will begin on June 30th, 2026.

In favor: 6

Opposed: 0

Abstentions: 0

RESOLUTION CARRIED

Mayor Phyllis Randell with Councillors Rochelle Canning, Meryl Carroll, Wade Norman, Tena Reardon, and Dianne Weir Rowsell were all in favor.

11. ADJOURNMENT

122225:5478 Councillor Dianne Weir-Rowsell / Councillor Tena Reardon

Be it resolved to adjourn the meeting at 12:09 pm.

In favor: 6

Opposed: 0

Abstentions: 0

RESOLUTION CARRIED

Mayor Phyllis Randell with Councillors Rochelle Canning, Meryl Carroll, Wade Norman, Tena Reardon, and Dianne Weir Rowsell were all in favor.

Town Clerk Carrie Compton

Mayor Phyllis Randell