AGENDA

Committee of the Whole
to be held on Tuesday March 13, 2018 in the Council Chambers at 10:30 am
Municipal Hall, 977 South Maquinna Drive

Call to Order

Acting Mayor Taylor would like to acknowledge and respect that we are upon Mowachaht/Muchalaht territory.

Introduction of Late Items

None.

Approval of the Agenda

Business Arising

1 Draft 2018-2022 Financial Plan

Adjournment

All Regular Council Meetings, Committee of the Whole Meetings and Special Council Meetings are recorded unless otherwise specified.

VILLAGE OF TAHSIS

BYLAW NO. 600, 2018

A BYLAW FOR THE VILLAGE OF TAHSIS RESPECTING THE FINANCIAL PLAN FOR THE FIVE-YEAR PERIOD

JANUARY 1, 2018 TO DECEMBER 31, 2022

WHEREAS under the *Community Charter* a Council must adopt, by bylaw, a Five Year Financial Plan;

NOW THEREFORE, the Council of the Village of Tahsis, in open meeting assembled, enacts as follows:

1. Schedule "A" and Schedule "B" attached hereto and made part of this bylaw is hereby declared to be the Financial Plan of the Village of Tahsis for the years 2018-2022 inclusive.

2. This bylaw may be cited for all purposes as the "2018-2022 Financial Plan Bylaw No. 600, 2018".

READ a first time this	20th	day of March, 2018
READ a second time this	20th	day of March, 2018
READ a third time this	3rd	day of April, 2018
Adopted this	17th	day of April, 2018

_____ _____

MAYOR CORPORATE OFFICER

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No.600, 2018 duly passed by the Council of the Village of Tahsis on this 17th day of April, 2017.

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CORPORATE OFFICER

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Village of Tahsis
Financial Plan for 2018 - 2022 - Operations
Bylaw No. 600, 2018

SCHEDULE "A"

Operational Revenues	**2018**	**2019**	**2020**	**2021**	**2022**
Taxation					
Property Taxes	$ 690,053	$ 714,445	$ 739,324	$ 764,701	$ 790,586
Grants in lieu of taxes	31,181	31,805	32,441	33,090	33,752
Fees					
User fees and charges	79,350	80,937	82,556	84,207	85,891
Water	125,000	127,500	130,050	132,651	135,304
Sewer	110,000	112,200	114,444	116,733	119,068
Environmental Health	157,000	160,140	163,343	166,610	169,942
Other sources					
Interest and penalties on taxes	-	-	-	-	-
Grants/other governments	529,576	529,576	529,576	529,576	529,576
Investment income	36,500	37,230	37,975	38,735	39,510
Amortization offset	243,277	257,304	277,222	277,273	288,816
Prior Years' Surplus	147,096	-	-	-	-
	$ 2,149,033	$ 2,051,137	$ 2,106,931	$ 2,143,576	$ 2,192,445
Operational Expenditures					
General Government	$ 582,912	$ 594,570	$ 606,461	$ 618,590	$ 630,962
Protective services	216,436	220,765	225,180	229,684	234,278
Environmental Health	111,652	113,885	116,163	118,486	120,856
Transportation services	233,587	238,259	243,024	247,884	252,842
Recreation, Cultural and Developmental services	292,773	298,628	304,601	310,693	316,907
Water services	115,316	117,622	119,974	122,373	124,820
Sewer services	117,199	119,543	121,934	124,373	126,860
Amortization	243,277	257,304	277,222	277,274	288,817
Transfers to other funds	88,785	90,561	92,372	94,219	96,103
2016 Operating Deficit	147,096	-	-	-	-
	$ 2,149,033	$ 2,051,137	$ 2,106,931	$ 2,143,576	$ 2,192,445
Net Operating surplus/deficit	$ -	$ -	$ -	$ -	$ -

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Village of Tahsis
2018 - 2022 Financial Plan - Capital
Bylaw No. 600, 2018

SCHEDULE "A"

Capital Funding	**2018**	**2019**	**2020**	**2021**	**2022**
Capital grants	$ 1,467,000	$ 1,191,000	$ 1,677,500	$ -	$ -
Capital Works Reserve	310,540	62,340	67,687	58,041	518,402
Economic Reserve Fund	-	5,000	-	-	-
General Reserve Fund	-	3,000	3,150	3,308	23,473
Recreation Centre Reserve Fund	75,000	-	-	-	-
Fire Hall Reserve	8,005	-	-	-	-
	$ 1,860,545	$ 1,261,340	$ 1,748,337	$ 61,349	$ 541,875
Capital Expenditures					
Buildings	$ 585,000	$ 5,000	$ 50,000	$ -	$ 450,000
Drinking Water	396,000	-	-	-	50,000
Equipment	136,545	40,000	-	40,000	-
Information Technology	-	8,000	3,150	3,308	23,473
Roads	526,000	1,141,000	1,677,500	-	-
Sanitary Sewer	217,000	67,340	17,687	18,041	18,402
Grand Total	$ 1,860,545	$ 1,261,340	$ 1,748,337	$ 61,349	$ 541,875
Net Capital Plan	$ -	$ -	$ -	$ -	$ -

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Village of Tahsis
2018-2022 Financial Plan – Bylaw No. 600, 2018
Financial Plan Statement
Schedule "B"

The *Community Charter* requires municipalities to include in the 5 year Financial Plan:

1) The objectives and policies of the municipality for the 5 year planning period in relation to each of the funding sources and the proportion of total revenue from each funding source; and
2) The distribution of property value taxes among the property classes that may be subject to taxes; and
3) The use of permissive tax exemptions.

A. Funding Sources - Operations

Table 1: Funding Sources, 2018

Revenue Source	Dollar Value	% of Total Revenue
Property Taxes	$ 690,053	32.1%
User fees and charges	471,350	22.0%
Grants, including capital grants	560,757	26.1%
Investment Income	36,500	1.7%
Amortization offset	243,277	11.3%
Prior years' surplus	147,096	6.8%
Total Revenue	$ 2,149,033	100%

Objectives and Policies:

- Fees and charges reflect the full cost of utilities
- Increase transfers to capital reserve accounts for asset management purposes
- Seek alternative revenue sources

B. Distribution of Property Taxes Across Property Classes

Over the term of the plan, municipal property taxes are distributed across six property tax classes as shows in Table 2 below.

Table 2: Distribution of Village Property Taxes, 2018

Residential	$ 426,970	61.87%
Utilities	74,050	10.73%
Light Industry	76,287	11.06%
Business & Other	90,932	13.18%
Managed Forest	16,645	2.41%
Recreational	5,169	0.75%
Total	$ 690,053	100%

Objectives and Policies

- Equitable distribution of tax burden across property classes
- Tax increases across all property classes earmarked to address core infrastructure deficiencies
- Attract and sustain economic development

C. Permissive Tax Exemptions

Bylaw No. 595, 2017 lists the permissive exemptions granted to religious, community and other not-for-profit organizations.

Objectives and Policies:

- Permissive exemptions are granted to not-for-profit organizations that form a valuable part of and provide services to the community.
- Council may utilize its authority under the *Community Charter* to provide permissive exemptions to property owners who contribute to the community's social and environmental well being, for example, greenhouse gas reduction, affordable housing, and Village revitalization.

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Village of Tahsis - Proposed 2018 Property Tax Rates

Municipal Levy
$690,052.82

	2017	2018	$ Change	% Change	Scenario 1
Average Single Family assessed value	$ 72,497.00	$ 82,702.00	$ 10,205.00	14.1%	**0.7% Increase in Municipal Taxes for Residential Properties**
Average Strata assessed value	$ 31,575.00	$ 27,286.67	$ (4,288.33)	-13.6%	
Average Single Family municipal taxes	$ 1,163.65	$ 1,195.42	$ 31.77	2.7%	
Average Strata municipal taxes	$ 506.46	$ 394.42	$ (112.05)	-22.1%	

A	B	C	D	E	F	G	H	I	K
Class	2018 Assessments	% of Total Assessments	Multiples	Converted Values	2018 Tax Rates	2018 Taxes	% of Total Taxes	2018 % increase	2017 taxes
1 Residential	$ 29,538,800.00	87.132%	1.00	$ 2,953,880.00	14.455	$ 426,969.82	61.87%	0.7%	$ 423,872.32
2 Utilities	$ 1,004,500.00	2.963%	5.10	$ 512,295.00	73.718	$ 74,049.90	10.73%	2.5%	$ 72,235.78
3 Supportive Housing	$ -	0.000%	1.00	$ -	14.455	$ -	0.00%	0.0%	$ -
4 Major Industry	$ -	0.000%	3.40	$ -	49.145	$ -	0.00%	#DIV/0!	$ -
5 Light Industry	$ 432,600.00	1.276%	12.20	$ 527,772.00	176.345	$ 76,287.02	11.06%	-0.2%	$ 76,470.41
6 Business/Other	$ 2,516,350.00	7.423%	2.50	$ 629,087.50	36.136	$ 90,931.72	13.18%	-2.7%	$ 93,456.42
7 Managed Forests	$ 133,900.00	0.395%	8.60	$ 115,154.00	124.309	$ 16,644.98	2.41%	37.3%	$ 12,125.17
8 Recreational	$ 275,100.00	0.811%	1.30	$ 35,763.00	18.791	$ 5,169.38	0.75%	1.0%	$ 5,117.17
9 Farm	$ -	0.0%	1.00	$ -	14.455	$ -	0.00%	#DIV/0!	$ -
	$ 33,901,250.00	**100%**		**$ 4,773,951.50**		**$ 690,052.82**	**100.00%**		**$ 683,277.27**

Village of Tahsis - Proposed 2018 Property Tax Rates

Municipal Levy
$690,052.82

	2017	2018	$ Change	% Change
Average Single Family assessed value	$ 72,497.00	$ 82,702.00	$ 10,205.00	14.1%
Average Strata assessed value	$ 31,575.00	$ 27,286.67	$ (4,288.33)	-13.6%
Average Single Family municipal taxes	$ 1,163.65	$ 1,166.10	$ 2.44	0.2%
Average Strata municipal taxes	$ 506.46	$ 384.74	$ (121.72)	-24.0%

Scenario 3
1.7% Decrease in Municipal Taxes for Residential Properties

A	B	C	D	E	F	G	H	I	K
Class	2018 Assessments	% of Total Assessments	Multiples	Converted Values	2018 Tax Rates	2018 Taxes	% of Total Taxes	2018 % increase	2017 taxes
1 Residential	$ 29,538,800.00	87.132%	1.00	$ 2,953,880.00	14.100	$ 416,497.08	60.36%	-1.7%	$ 423,872.32
2 Utilities	$ 1,004,500.00	2.963%	5.50	$ 552,475.00	77.550	$ 77,898.98	11.29%	7.8%	$ 72,235.78
3 Supportive Housing	$ -	0.000%	1.00	$ -	14.100	$ -	0.00%	0.0%	$ -
4 Major Industry	$ -	0.000%	3.40	$ -	47.940	$ -	0.00%	#DIV/0!	$ -
5 Light Industry	$ 432,600.00	1.276%	12.90	$ 558,054.00	181.890	$ 78,685.61	11.40%	2.9%	$ 76,470.41
6 Business/Other	$ 2,516,350.00	7.423%	2.70	$ 679,414.50	38.070	$ 95,797.44	13.88%	2.5%	$ 93,456.42
7 Managed Forests	$ 133,900.00	0.395%	8.54	$ 114,405.50	120.472	$ 16,131.13	2.34%	33.0%	$ 12,125.17
8 Recreational	$ 275,100.00	0.811%	1.30	$ 35,763.00	18.330	$ 5,042.58	0.73%	-1.5%	$ 5,117.17
9 Farm	$ -	0.0%	1.00	$ -	14.100	$ -	0.00%	#DIV/0!	$ -
	$ 33,901,250.00	**100%**		**$ 4,893,992.00**		**$ 690,052.82**	**100.00%**		**$ 683,277.27**