

Committee of the Whole to be held on February 6, 2023 at 1 p.m. 977 South Maguinna Drive in Council Chambers and by electronic means

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Call to Order

Land Mayor Davis will acknowledge and respect that we are meeting upon

Acknowledgement Mowachaht/Muchalaht territory.

Introduction of

Late Items None.

Approval of the

Agenda

Business Arising H 1 2023-2027 Financial Plan/ Budget Meeting #5

Adjournment



Budget Presentation #5

2023 Operations Budget Plan Village of Tahsis

February 6, 2023

Topics Covered Today

- Understanding the Property Assessment Pie
- Reviewing the operations budget
- Property tax rate analysis (multiples) and rate setting for 2023

Budget Considerations and Assumptions

- Ensure adequate funding for existing services and infrastructure – level of service delivery
- Considered a status quo budget from an operations perspective- minor increases in Recreation Budget
- 1% tax rate increase is equivalent to \$8,019 in additional Tax Revenue

Changes to Operating Budget since last meeting

- Reviewed the operations budget with Department heads
- Moved Capital Grant Revenue & Expenses to Capital Fund
- Increased Solid Waste Revenue +\$6K Revenue
- Eliminated the 2nd Life Guard position, savings of \$15k
- Public works budget reductions totals \$8k
- Additional expense for the Village's share of the Rural Dividend project +\$9K expense

Village of Tahsis

2023 - 2027 Financial Plan

2023 Operating Budget - Version 4

		2022	Actuals - unau	dited	Final		
			Actual 12	Budget		Change in	
		Approved	month-	Variance	2023 Final	Budget Fav	<u>%</u>
		Budget	Unaudited	Fav (Unfav)	<u>Budget</u>	(Unfav)	<u>Change</u>
Opera	ting Revenues						
Taxatio	on Property taxes	823,034	816,311	(6,723)	818,554	(4,480)	-1%
	Grants in lieu of taxes	47,100	82,086	34,986	80,000	32,900	70%
Fees	User fees and charges	121,530	155,566	34,036	149,689	28,159	23%
	Water	193,500	213,981	20,481	210,000	16,500	9%
	Sewer	197,000	197,548	548	197,000	-	0%
	Environmental Health	155,500	157,562	2,062	163,250	7,750	5%
	Protective Services	4,000	2,206	(1,794)	4,000	-	0%
Other	Interest and penalties on taxes	27,000	25,096	(1,904)	24,750	(2,250)	0%
	Grants and other governments	607,360	692,922	85,562	516,840	(90,520)	-15%
	Investment income	7,000	4,460	(2,540)	7,000	-	0%
	Other	-	4,306	4,306		-	
	Transfer from reserves	3,500		(3,500)		(3,500)	-100%
Total C	Operating Revenue	2,186,524	2,352,044	165,520	2,171,083	(15,441)	-1%
Operat	ting Expenditures						
Орега	General Government - Council	38,640	51,371	(12,731)	73,931	(35,291)	91%
	General Government - Admin	777,343	722,389	54,954	753,561	23,781	-3%
	Protective Services	145,555	133,691	11,863	163,808	(18,253)	13%
	Environmental Health	106,065	58,261	47,804	116,061	(9,996)	9%
	Public Works Services	280,524	303,354	(22,830)	314,892	(34,367)	12%
	Recreation, Cultural & Dev.	264,599	265,872	(1,273)	269,521	(4,921)	2%
	Projects	215,500	146,623	68,877	126,000	89,500	-42%
	Water Services	214,204	212,232	1,972	204,018	10,186	-5%
	Sewer Services	186,005	176,154	9,851	184,578	1,427	-1%
	Sewer services Teansfer to reserve funds	100,000			20 .,570	-, ,	270
	Amortizate	-		_		_	
Total C	Operating Expenditure	2,228,436	2,069,949	158,487	2,206,371	22,066	1%
	perating Deficit	(41,912)	282,095	324,007	(35,287)	6,625	

H1

BC Assessment Completed Roll

			2023	2022	Chnge				
Class		# of	General	General					
	Type	Folios	Assessments	Assessments					
	Residential - Vacant	51	\$ 3,374,100	\$ 2,389,900	\$ 984,200				
	Residential - Single Fa	304	\$ 48,241,500	\$47,281,100	\$ 960,400				
	Residential - Strata	60	\$ 4,745,800	\$ 3,380,700	\$ 1,365,100			% of Total	
	Residential - Other	15	\$ 3,052,500	\$ 2,279,800	\$ 772,700		2023	2022	Chnge
1	Total Residential	430	\$ 59,413,900	\$ 55,331,500	\$4,082,400		92.14%	92.28%	-0.14%
2	Utilities	14	\$ 928,200	\$ 865,700	\$ 62,500		1.44%	1.44%	0.00%
5	Light Industry	4	\$ 545,500	\$ 511,400	\$ 34,100		0.85%	0.85%	-0.01%
6	Business/Other	46	\$ 3,179,200	\$ 2,941,250	\$ 237,950		4.93%	4.91%	0.02%
7	Managed Forests	2	\$ 208,400	\$ 105,800	\$ 102,600		0.32%	0.18%	0.15%
8	Recreational	10	\$ 209,900	\$ 206,800	\$ 3,100		0.33%	0.34%	-0.02%
	Total	506	\$ 64,485,100	\$ 59,962,450	\$4,522,650		100.00%	100.00%	
					2022	2023	\$ Change		% Change
	Average S	Single Fam	ily assessed value		\$ 155,530	\$ 158,689	\$ 3,159		2.0%
	Av	verage Stra	ta assessed value		\$ 56,345	\$ 79,097	\$22,752		40.4%
	Average B	Business as	sessed value		\$ 63,940	\$ 69,113	\$ 5,173		8.1%

Impact on Residential Taxes -0%[™]

							Inc	rease
			2022	<u>2023</u>	\$ Change	% Change	pe	<u>r mth</u>
Average Single Fami	ly municipal taxes		\$ 1,286.20	\$ 1,176.59	\$ (109.61)	-8.5%	\$	(9.13)
Average Strata muni	cipal taxes		\$ 465.96	\$ 586.46	\$ 120.50	25.9%	\$	10.04
Average Business tax	K		\$ 2,141.51	\$ 2,075.36	\$ (66.16)	-3.1%	\$	(5.51)

Property Tax Analysis – 2023

	<u>e of Tahsis</u> General Municipal	Tax Ra	ates										
Update	f February 1, 2023										Increase		
						<u>2022</u>	<u>2023</u>		\$ Change	% Change	per mth		0.00%
Mu	nicipal Tax Levy		Aver	age Single Family a	ssessed value	\$ 155,530	\$ 158,689	\$	3,159	2.0%			increase in
	\$801,934.00			Average Strata a	ssessed value	\$ 56,345	\$ 79,097	\$	22,752	40.4%			property tax
	A 1 199			<u> </u>		A 62.040	Ć 60.442	_	5 472	0.40/			
	Additional revenue		Avera	ge Business assesse	ed value	\$ 63,940	\$ 69,113	\$	5,173	8.1%			revenue
	0		Avera	age Single Family m	unicinal taxes	\$ 1,286.20	\$ 1,176.59	\$	(109.61)	-8.5%	\$ (9.13)		
			AVCIO	Average Strata m			\$ 586.46	\$	120.50	25.9%	\$ 10.04		
							,	Ė					
				Average Business t	ax	\$ 2,141.51	\$ 2,075.36	\$	(66.16)	-3.1%	\$ (5.51)		
	Α		В	С	D	E	F		G	Н	1		K
												%	
	Property Class		let Taxable Assessments	% of Assessment Value	Multiples	Converted Values	2023 Tax per \$1,000	20	023 Municipal Taxes	\$ Chng from 2022	% of Total Taxes	increase over 2022	2022 Municipal Taxes
1	Property Class Residential	Value A			Multiples			20	•		Total	over	Municipal Taxes
	roporty olass	Value A	Assessments	Value		Values	\$1,000		Taxes	2022	Total Taxes 54.93%	over 2022	Municipal Taxes \$ 457,579
1	Residential Utilities Supportive Hous	Value A \$ 59	Assessments 9,413,900	92.14% 1.44% 0.00%	1.0000 3.9000 1.0000	Values \$5,941,390 \$ 361,998 \$ -	\$1,000 7.4144	\$	Taxes 440,520	2022 \$ (17,059)	Total Taxes 54.93%	over 2022 -3.7%	Municipal Taxes \$ 457,579
1 2	Residential Utilities Supportive Hous Major Industry	\$ 59 \$ \$ \$	9,413,900 928,200 - -	92.14% 1.44% 0.00% 0.00%	1.0000 3.9000 1.0000 3.4000	\$5,941,390 \$ 361,998 \$ - \$ -	\$1,000 7.4144 28.9163	\$ \$	Taxes 440,520	\$ (17,059) \$ (1,081) \$ - \$ -	Total Taxes 54.93% 3.35%	over 2022 -3.7% -3.9%	Municipal Taxes \$ 457,579 \$ 27,921 \$
1 2 3	Residential Utilities Supportive Hous Major Industry Light Industry	\$ 59 \$ 59 \$ \$ \$ \$	9,413,900 928,200 - - 545,500	92.14% 1.44% 0.00% 0.00% 0.85%	1.0000 3.9000 1.0000 3.4000 40.0000	\$5,941,390 \$ 361,998 \$ - \$ - \$2,182,000	\$1,000 7.4144 28.9163 296.5770	\$ \$	Taxes 440,520	\$ (17,059) \$ (1,081) \$ - \$ - \$ (7,384)	Total Taxes 54.93% 3.35% 20.17%	over 2022 -3.7% -3.9%	Municipal Taxes \$ 457,579 \$ 27,921 \$ \$ 169,166
1 2 3 4 5 6	Residential Utilities Supportive Hous Major Industry Light Industry Business/Other	\$ 59 \$ 59 \$ \$ \$ \$ \$ \$	9,413,900 928,200 - 545,500 3,179,200	92.14% 1.44% 0.00% 0.00% 0.85% 4.93%	1.0000 3.9000 1.0000 3.4000 40.0000 4.0500	\$5,941,390 \$ 361,998 \$ - \$ - \$2,182,000 \$1,287,576	\$1,000 7.4144 28.9163 296.5770 30.0284	\$ \$ \$ \$ \$	Taxes 440,520 26,840 - 161,783 95,466	\$ (17,059) \$ (1,081) \$ - \$ - \$ (7,384) \$ (3,044)	Total Taxes 54.93% 3.35% 20.17% 11.90%	over 2022 -3.7% -3.9% -4.4% -3.1%	Municipal Taxes \$ 457,579 \$ 27,921 \$ \$ 169,166 \$ 98,510
1 2 3 4 5 6 7	Residential Utilities Supportive Hous Major Industry Light Industry Business/Other Managed Forest	\$ 59 \$ 59 \$ \$ \$ \$	9,413,900 928,200 - 545,500 3,179,200 208,400	92.14% 1.44% 0.00% 0.00% 0.85% 4.93% 0.32%	1.0000 3.9000 1.0000 3.4000 40.0000 4.0500 44.0000	\$5,941,390 \$361,998 \$- \$- \$2,182,000 \$1,287,576 \$916,960	\$1,000 7.4144 28.9163 296.5770 30.0284 326.2346	\$ \$ \$ \$ \$	Taxes 440,520 26,840 - 161,783 95,466 67,987	\$ (17,059) \$ (1,081) \$ - \$ - \$ (7,384) \$ (3,044) \$ 29,490	Total Taxes 54.93% 3.35% 20.17% 11.90% 8.48%	-3.7% -3.9% -4.4% -3.1% 76.6%	Municipal Taxes \$ 457,579 \$ 27,921 \$ \$ 169,166 \$ 98,510 \$ 38,497
1 2 3 4 5 6 7 8	Residential Utilities Supportive Hous Major Industry Light Industry Business/Other Managed Forest Recreational	\$ 59 \$ 59 \$ \$ \$ \$ \$ \$	9,413,900 928,200 - 545,500 3,179,200	92.14% 1.44% 0.00% 0.00% 0.85% 4.93% 0.32% 0.33%	1.0000 3.9000 1.0000 3.4000 40.0000 4.0500 44.0000 6.0000	\$5,941,390 \$361,998 \$- \$- \$2,182,000 \$1,287,576 \$916,960 \$125,940	\$1,000 7.4144 28.9163 296.5770 30.0284 326.2346 44.4865	\$ \$ \$ \$ \$ \$	Taxes 440,520 26,840 - 161,783 95,466	\$ (17,059) \$ (1,081) \$ - \$ - \$ (7,384) \$ (3,044) \$ 29,490 \$ (923)	Total Taxes 54.93% 3.35% 20.17% 11.90% 8.48%	over 2022 -3.7% -3.9% -4.4% -3.1%	Municipal Taxes \$ 457,579 \$ 27,921 \$ \$ 169,166 \$ 98,510 \$ 38,497
1 2 3 4 5 6 7	Residential Utilities Supportive Hous Major Industry Light Industry Business/Other Managed Forest	\$ 59 \$ 59 \$ \$ \$ \$	9,413,900 928,200 - 545,500 3,179,200 208,400	92.14% 1.44% 0.00% 0.00% 0.85% 4.93% 0.32%	1.0000 3.9000 1.0000 3.4000 40.0000 4.0500 44.0000	\$5,941,390 \$361,998 \$- \$- \$2,182,000 \$1,287,576 \$916,960	\$1,000 7.4144 28.9163 296.5770 30.0284 326.2346	\$ \$ \$ \$ \$ \$	Taxes 440,520 26,840 - 161,783 95,466 67,987	\$ (17,059) \$ (1,081) \$ - \$ - \$ (7,384) \$ (3,044) \$ 29,490	Total Taxes 54.93% 3.35% 20.17% 11.90% 8.48%	-3.7% -3.9% -4.4% -3.1% 76.6%	Municipal Taxes \$ 457,579 \$ 27,921 \$ \$ 169,166 \$ 98,510 \$ 38,497

Questions?