



AGENDA

**Regular Meeting of the Tahsis Village Council
to be held on April 18, 2023 in the Council Chambers
Municipal Hall, 977 South Maquinna Drive and by electronic means**

Remote access: **To attend this meeting remotely via Microsoft Teams/ phone**
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A. Call to Order **Mayor Davis will call the meeting to order.**

Land Acknowledgement **Mayor Davis will acknowledge and respect that we are meeting upon Mowachaht/Muchalaht territory.**

**B. Introduction of
Late Items**

**C. Approval of the
Agenda**

**D. Petitions and
Delegations** None.

E. Public Input # 1

- F. Adoption of the
Minutes**
- 1 Minutes of the Regular Council Meeting held on April 4, 2023.**
 - 2 Minutes of the Committee of the Whole Meeting held on April 11, 2023.**

G. Rise and Report	None.
H. Business Arising	None.
J. Council Reports	<ol style="list-style-type: none"> 1 Mayor Davis 2 Councillor Joseph 3 Councillor Fowler 4 Councillor Northcott 5 Councillor Elliott
K. Bylaws	<ol style="list-style-type: none"> 1 2023-2027 Financial Plan Bylaw No.656, 2023 First, Second and Third Reading
L. Correspondence	<ol style="list-style-type: none"> 1 Letter From Mervyn Brown RE: Village Bylaws 2 Letter From Shawna Gagne RE: First Nation's pole unveiling ceremony 3 Letter From Ubedam Theatre RE: Theatre Equipment
M. New Business	None.
N. Public Input #2	
Public Exclusion	
Recess	
Reconvene	
Rise and Report	
O. Adjournment	



Minutes

<u>Meeting</u>	Regular Council Meeting
<u>Date</u>	April 4, 2023
<u>Time</u>	7:00 PM
<u>Place</u>	Municipal Hall - Council Chambers and by electronic means

Present Mayor Martin Davis
 Councillor Meggan Joseph
 Councillor Sarah Fowler
 Councillor Cheryl Northcott
 Councillor Douglas Elliott

Staff Mark Tatchell, Chief Administrative Officer
 Adia Mavrikos, CPA, CA (by video)
 Janet St-Denis, Corporate Services Manager (by video)
 Wanda Waksdale, Admin Assistant (by video)
 Amanda Knibbs, IT Coordinator (by video)

Public 22 Members of the public. (10 by video)

A. Call to Order

Mayor Davis called the meeting to order at 7:00 p.m.

Land Acknowledgement

Mayor Davis acknowledged and respected that Council is meeting upon Mowachaht/Muchalaht territory.

B. Introduction of Late Items

None.

C. Approval of the Agenda

Fowler/Northcott: VOT 0151/2023

THAT the Agenda for the April 4, 2023 Regular meeting of Council be adopted as amended.

CARRIED

D. Petitions and Delegations

None.

E. Public Input # 1

Several members of the public commented meeting conduct and procedure.

There was a comment on the lock on the garbage dumpsters at the school.

A member of the public questioned Council on employees use of social media.
There was a comment on the contents of the minutes.

F. Adoption of the Minutes

1 Minutes of the Regular Council Meeting held on March 21, 2023.

Fowler/Northcott: VOT 0152/2023

THAT the Regular Council Meeting minutes of March 21, 2023 be adopted as presented

CARRIED

**1 "no vote"
registered to
Councillor Elliott**

G. Rise and Report

None.

H. Business Arising

1 Councillor Northcott's Resolution Re: The Village of Tahsis - as a living wage employer.

WHEREAS A living wage is the hourly amount a family needs to cover basic expenses (based on a two-parent family with 2 children and both parents working fulltime);
and

WHEREAS the living wage for the Comox Valley, our nearest living wage region is \$20.26/hr (including benefits) and Village of Tahsis is already compensating most of its employees at that rate or better;

THEREFORE, BE IT RESOLVED that staff prepare a report on what would be required to certify the Village of Tahsis as a living wage employer.

Fowler/Joseph: VOT 0153/2023

THAT this resolution be received.

CARRIED

fowler/Joseph: VOT 0154/2023

THAT this resolution be approved

**CARRIED
1 "no vote"
registered to
Councillor Elliott**

J. Council Reports

Mayor Davis

Report to Council April 4 2023

We have just received a 100% grant from the Island Coastal Economic Trust to offer the temporary fulltime one year position of Rural Economic Advisor. The specific focus of the Advisor position will be on helping build capacity in one or more small business fundamentals including: business planning, finance, human resources, legal, partnerships, digital technology and e-commerce, grants, and marketing. Compensation will be \$65,000 for the one year position. Contact the Village Office for more information; the deadline for applying for this position is April 30.

While on the subject of the Island Coastal Economic Trust, I have an update on the future of the Trust. I had spoke previously regarding how the Trust is running out of money and will have to dissolve, but we have received a recent reprieve. While leaving the Trust out of their budget, the provincial government is quite flush for cash and has decided to give the Trust \$10 million to keep it afloat for the time being. Our request for \$150 million had been turned down, which is the minimum required to make the Trust self-sustaining, using investment income. More than one Trust in BC has funds of more than \$600 million. We will continue our negotiations in order to find a long term solution.

There will be some significant funding announcements in future but we are not in a position to provide details until higher levels of government do.

On March 22nd we initiated a Federation of Canadian Municipalities grant funded project to map all of the Village's assets using GIS technology and develop an asset management plan. This will greatly increase our capacity to monitor, manage and plan work with respect to the complete inventory of our infrastructure.

With legacy Rural Dividend funding, we are working on a strategic economic development strategy to support and guide economic development over the next 10 years. We have engaged the same consultants who recently prepared the economic development strategy for the Mowachaht/Muchalaht First Nation, as we see tangible opportunities to work closely with the Nation. A community-wide meeting will be held later this spring for businesses and residents to have their say with this plan.

Councillor Joseph

No report

Councillor Fowler (verbal report)

In addition to a lengthy written report I provided on March 25th

I present this certificate of achievement and my Directors report that was presented to the Regional District on March 15, 2023.

submitted respectfully

s. fowler

Councillor Northcott

An update from my March 25 library board meeting.

There was a lot to get through including the draft Strategic Plan Framework, Procedural Bylaw revisions, and Facilities Master Plan review.

Masset's new library is finally a go. There was a lengthy discussion about it, given both the size and cost have increased significantly. However, most of the trustees agreed that it made sense to build for the future and approved plans to initiate construction of the new Masset branch.

Unfortunately, there is no timeline on when we'll get a new library. However, priorities will be reviewed annually, and the priority list will be publicly available.

Councillor Elliott

Ladies and Gentlemen

Since the last council meeting, I've had numerous conversations with residents concerning the affairs of the village. As a politician, I realize that I am wide open for criticism and I appreciate your input. I have stood firm against deficit spending and will continue to inform the public of the consequences of high interest rates over a long term. My goal is to discuss ideas that will put us on a financially sustainable path that will promote growth and maintain a reasonable taxation rate that will attract investment into our community.

It is my opinion that the administrative overhead is far too high. I have been denied information concerning the overhead which in my mind, raises a red flag. It is my opinion that the administration needs to change. In the past 7 years, there has been no new house construction. The cash reserves have been depleted down to 800K from 3 million in 2015. There has been no commercial development to create employment. Quite simply, this village, under the present administration, is closed for business. The only growth that I am aware of is the legal expenditures conducted by the CAO. This individual has violated the laws by publishing a private email of mine and has threatened legal action against me. The attorney that was hired by the village has advised the administration that they have no right to launch legal action against me and a member of the public pointed out to the council that the CAO violated privacy and copyright laws by publishing a private email sent to my supporters. In spite of this, The CAO has once again violated those laws by publishing my email on the village web site. This I suspect is a violation and a breach of his employment contract. The CAO has also deceived the council when providing false information concerning the loan authorization for the waste water project. It is my opinion that the CAO has sat there far too long for any good that he may be doing. In the name of decency, he should resign and let us be rid of him. The time has come for the Mayor to show leadership and put in place an individual that possesses the skills to put our financial house in order. This council needs to put forth motions to mandate contributions towards our cash reserves and restrict all future councils from deficit spending.

This community needs to live within its financial means and each council should leave the village in a better financial state than when they were first elected. This bylaw should be protected by the public and only through voter assent, that any deficit spending be considered. Our core responsibility as a council is to oversee that the infrastructure and village assets are properly maintained. To promote positive growth and maintain a peaceful and pleasant environment for the community. I am more than willing to work with the council to achieve this goal that I believe is in the best interest for the entire community as a whole.

As a former public works employee, I would like to see an investment into that department that would give them the resources to better serve the community without the intervention of the CAO, unnecessary legal expenditures and out of town contractors. Our existing Superintendent of Public Works is extremely knowledgeable of the infrastructure in this community and needs to be put in a position where he answers directly to the Mayor and Council. This individual needs to hire a young suitable candidate to apprentice under his leadership before he reaches retirement age. Time is of the essence. This will save the community a substantial amount and I firmly believe that hiring an outsider to replace our existing Superintendent would be a colossal mistake.

I have sent a letter to the Municipal Affairs concerning the conduct of the administration. I have requested mediation that I feel is necessary due to the infractions of the *Community Charter and the Code of Conduct*. Councillor Fowler's husband and the Mayor's conduct on social media is another example of the violations of the *Code of Conduct*. This is having a negative impact on the community and their slanderous comments towards members of the community is defamatory and unprofessional. Mr. Bosecker should resign his position in the fire department for such conduct and he is not entitled to legal representation financed by the taxpayers.

In the public council meeting on March 7th, I received another couple hundred pages from the lawyer that is conducting the legal action against me on behalf of this administration. This was followed by the Mayor's insincere apology for an incident that took place at the local store where he called me a psycho, accused me of threatening the re-elected councillors in which he would contact the RCMP if I continued, this followed with profanity referencing *Fornication Under the Command of the King*. I have sent the Mayor an email that I do not accept his apology. This incident occurred in front of witnesses that were horrified with his conduct and they expressed a deep regret that they supported this Mayor in the last election.

This Mayor has since accused me of being an alcoholic, a drug addict and for spreading hatred throughout the community on social media. I resent that labeling however I have lost no sleep over it. I do not hate this administration. I simply disagree with them when it comes to borrowing millions of dollars.

Here is an example. If we borrow 3 million dollars for their capital project list that they decided upon before the last election. At an interest rate of 4%, the payment per month would be \$14,300.00 for the next 30 years. This would amount to 2.156 million dollars in interest totaling 5.156 million dollars after 360 payments. Divided by 430 homes, that's approx. \$400 tax increase per year for the next thirty years. That's a \$12,000 deficit per household.

If the council borrows the maximum allowed by the provincial government. A 3.7 million dollar loan at 4% interest would amount to a payment of \$17,512.00 per month. 2.6 million dollars in interest for a total of 6.3 million after 360 payments. Divided by 430 homes, that's approx. \$486 tax increase per year for the next 30 years. That's over a \$14,600 deficit per household. Keep in mind that the majority of the payments for the first twenty years is applied to the interest owing. The principle is paid off toward the end.

This would make it severely difficult for all future councils to replenish our cash reserves. This debt will be passed onto future generations. This would have a negative effect on our property values and make our community less attractive for investors. This is referred to as a Property Tax Death Spiral by the UBCM.

What is even more disturbing, this council is not interested in answering your questions or engaging in discussions concerning these projects. Since the Mayor has changed his mind and decided not to follow the *Robert's Rules of Order*. I have come to the conclusion that the *Council Procedure Bylaw* is unconstitutional and should be reviewed by an expert. As a public official, we have the right to answer your questions. We also have the right not to. The Mayor has no authority to deny us of this right nor to discriminate against selected councillors. This is undemocratic and shows a lack of respect to you, the taxpayer.

Rather than borrowing for projects, the council should be focused on increasing the tax base by selling off the property towards West Bay. If that property were subdivided and the funds used to provide the necessary infrastructure, this would open up further opportunities for the owner of the farm to subdivide his property thus increasing the tax base substantially. This would provide year round employment opportunities that would lead to more services throughout the community. The lots on Alpine should have been listed on MLS which would give Tahsis exposure to investors throughout North America.

As far as the fire hall plan, McElhanney has recommended that the wood shop at the school is a more suitable location rather than repairing the existing facility. This has been taken out of context and according to the legal documentation that I received, the Mayor stated on January 3rd that the fire hall is not repairable. McElhanney has never stated that, nor are they experts in repairing foundations. In my experience, this village has not always had access to drainage rock. I experienced similar issues with my own house and had 70 yards of drainage rock distributed around the perimeter of my house and through my neighbour's property to resolve the foundation and drainage issues. In the valley, the majority of homes that are built on hog fuel have experienced this problem. Without proper drainage, the foundation is subject to damage from erosion which could lead to other problems throughout the building. As homeowners, we are on our own to repair and patch the damage due to these poor construction methods that were implemented 40-50 years ago. We are still paying for those mistakes today.

The fire hall is merely a storage facility for the fire engines and equipment. It is not a residence nor was it designed to accommodate living quarters for our volunteer firefighters. The foundation has been subject to erosion due to improper drainage around the perimeter of the foundation. This needs to be addressed and once completed, the electrical and plumbing throughout the building should be re-inspected. The roof is a poor design for the west coast and should be modified with a proper slope to ensure adequate protection from the elements. The village has not hired the appropriate experts to review these issues. Another consideration is that the village would lose all its equity in its most modern building if we fail to repair the damage.

Relocating the fire department to the Wood shop at the school would put the taxpayers on the hook for lease payments for decades. I have not received any information concerning the lease payments. We would also be on the hook for cost overruns that are sure to happen with the existing inflationary rates. The debt incurred would also be subject to high interest rates. This is not a wise path and I believe that this will have a profound effect on our future taxation. The Mayor has stated that the wood shop would be a safer location from a tsunami event, it is my opinion that both facilities are not safe from a tsunami event. It is also my opinion that the wood shop could be severely damaged as a result of an earthquake. The administration is also using fear tactics claiming if we do not relocate our fire hall, we risk being forced to suspend our entire fire department thus resulting in higher insurance rates. I am not aware of any provincial document that is threatening this action. Our fire department has continued to service this community despite the fire hall issue, and continues to train and provide support for the ambulance service. What is disturbing is that this administration has been closed minded towards the taxpayers of this village and continues to avoid a referendum. The grant was set up to help improve fire halls throughout the province. We need to use that grant where it benefits our community and protects our valuable assets. I am not the only councillor that has voted against various aspects of this fire hall plan. I believe this community should be given the final say on how the grant is to be used and not allow this to be decided by the elected officials that avoid answering our questions, utilizing fear tactics and have launched legal action against a councillor that disagrees with their plan. Once again Mr. Mayor, why are you delaying a referendum?

As far as the request for an apology from Councillor Northcott, you are perceived to be in a *Conflict of Interest* by the electors that submitted a petition to this council. I have described you as such in my mail out since you refuse to seek legal advice concerning the petition. Advising you to seek legal advice is not an attack. It is friendly advice. Since I have been elected. You have consistently shown animosity towards me and made it very clear that you are unable to work together as a team. The Mayor and I tried to come up with a solution before the election however I have been unsuccessful in my attempt to open up dialogue concerning this issue. Before the election, you also ran a very negative campaign against me and spread untrue rumors about me throughout the village. Although I didn't care at the time, I find it absolutely preposterous that you have the audacity to ask for an apology. If you wish to take me to court, it should be you financing the legal action and not the taxpayers of this village. As far as I'm concerned, it should be you that apologizes to the taxpayers for wasting their money on a lawsuit that you have absolutely no chance of success. I will address the mayor's request for an apology in my next report.

Thank you for coming out tonight. I look forward to hearing the public's concerns and hope the Mayor will allow the councillors to address your questions without discrimination.

Fowler/Northcott: VOT 0155/2023
THAT the Council Reports be received.

CARRIED
1 "no vote"
registered to
Mayor Davis
CARRIED

K. Bylaws

- 1 Fees and Charges Amendment Bylaw No. 654, 2023**
Adoption

Fowler/Northcott: VOT 0156/2023

THAT the Fees and Charges Amendment Bylaw No. 654, 2023 be received for consideration.

CARRIED

Fowler/Northcott: VOT 0157/2023

THAT the Fees and Charges Amendment Bylaw No. 654, 2023 be reconsidered and finally passed and adopted this 4th day of April, 2023.

CARRIED

- 2 Fees and Charges Amendment Bylaw No. 655, 2023**
Adoption

Fowler/Northcott: VOT 0158/2023

THAT the Fees and Charges Amendment Bylaw No. 655, 2023 be received for consideration.

CARRIED
1 "no vote"
registered to
Councillor Elliott

Fowler/Northcott: VOT 0159/2023

THAT the Fees and Charges Amendment Bylaw No. 655, 2023 be reconsidered and finally passed and adopted this 4th day of April, 2023.

CARRIED

1 "no vote"
registered to
Councillor Elliott

L. Correspondence

- 1 March 24, 2023 email to Local Governments Re: Land opportunities for housing**
- 2 March 20, 2023 email on behalf of Oceans Protection Plan Re: Renaming of the Oceans Protection Plan Newsletter.**

Fowler/Northcott: VOT 0160/2023

THAT these correspondence items be received.

CARRIED

Fowler/Northcott VOT 0161/2023

THAT correspondence item #2 be pulled for discussion.

CARRIED

2 March 20, 2023 email on behalf of Oceans Protection Plan Re: Renaming of the Oceans Protection Plan Newsletter.

Council Fowler spoke to this correspondence item. A discussion followed.

M. New Business

None.

Public Input #2

There was a question regarding attendance at the 2022 UBCM convention in Whistler to which Councillor Fowler responded.

A member of the public spoke about the "banter" on Facebook.

Several members of the public inquired into the use of the \$650k Growing Communities Grant

After public input Councillor Fowler issued an apology for her conduct at the March 21, 2023 Regular Council meeting.

Adjournment

Fowler/Northcott: VOT 0162/2023

THAT the meeting be adjourned at 8:08 p.m.

Certified Correct this

the 18th Day of April, 2023

Chief Administrative Officer



Minutes

Village of Tahsis

Meeting	Committee of the Whole
Date	April 11, 2023
Time	1:00 p.m.
Place	Municipal Hall - Council Chambers and by electronic means

Present Mayor Martin Davis
Councillor Meggan Joseph
Councillor Sarah Fowler
Councillor Cheryl Northcott

Absent Councillor Doug Elliott

Staff Mark Tatchell, Chief Administrative Officer
Adia Mavrikos, CPA, CA, Director of Finance by video
Amanda Knibbs, Finance and IT Coordinator by video
Lauren Roth, Administration Assistant by video

Public 1 member of the public.

Call to Order

Mayor Davis called the meeting to order at 1:08p.m.

Land Acknowledgement

Mayor Davis acknowledged and respected that Council is meeting upon Mowachaht/ Muchalaht territory

Introduction of Late Items

None

Approval of the Agenda

Fowler: COW 021/2023

THAT the Agenda for the April 11, 2023 Committee of the Whole meeting be adopted as presented.

CARRIED

H. Business Arising 1 **Public Presentation of the Village of Tahsis 2023 Operating Budget and the 2023-2027 Capital Plan.**

Fowler: COW 022/2023

THAT this presentation be received.

CARRIED

The Director of Finance briefed Council on the 2023 Operating Budget, highlighting the changes from the prior year.

The 2022 General Municipal Tax rates of the various property classes were discussed. Tax rate increases to different property classes were explained.

The 2022-2026 Capital plan was reviewed.

A question and answer period followed including the member of the public.

Fowler: COW 023/2023

THAT Council agrees to proceed with the introduction of the Financial Plan and Tax Rate bylaws at the April 18, 2023 Regular meeting of Council.

CARRIED

Adjournment

Fowler: COW 024/2023

THAT the meeting adjourn at 2:16 p.m.

CARRIED

Certified correct this
18th day of April 2023

Corporate Officer



2023 Public Budget Presentation

2023 Operations and 2023 – 2027 Capital Budget
Plan
Village of Tahsis

April 10th, 2023

Topics covered today

- ▶ 2023 Budget Highlights
- ▶ Services Provided by the Village
- ▶ Overview of 2023 Proposed Operational Budget
- ▶ Changes to the Property Assessment Pie
- ▶ Utility Rates for 2023
- ▶ Property tax revenue levy and rates for 2023
- ▶ Capital Plan and Funding 2023 –2027

- ▶ General Fund Operations
 - Administration, Fire Department, Public Works (Roads, Parks, Solid Waste), Recreation
- ▶ Water Utility Operations
- ▶ Sewer Utility Operations
- ▶ Capital Fund (General, Water and Sewer)
- ▶ Reserve Fund

- ▶ Property Tax Revenue Levy increase of 4.5%
- ▶ Most of the levy increase is allocated to Managed forests
- ▶ Average Single Family Home Tax Increase – 0%
- ▶ Average Business Property Tax Increase – 0%
- ▶ Increase Water User Rate by \$25 for Residential & 10% or Commercial
- ▶ No Increase in Garbage or Sewer User Fee
- ▶ Capital Grants Awarded or Applied for – \$12.9M
- ▶ VOT received the Growing Communities Fund grant of \$650,000 that is currently being transferred to Reserves

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
- ▶ Budget set with no overall wage increases as there was a 3% wage increase in 2022
- ▶ Council has been added health and dental benefits for 2023

Current Services Provided to Citizens

- ▶ Road maintenance, repair and snow removal
- ▶ Garbage collection and recycling
- ▶ Fire protection, suppression and rescue
- ▶ Emergency Preparedness
- ▶ Daycare
- ▶ Tourist information Centre and display for museum artifacts
- ▶ Boat launch and parking
- ▶ Helipad
- ▶ Wharves and docks
- ▶ Recreation Centre programming including pool, weight room, gym activities
- ▶ Parks and trails
- ▶ Sidewalks, curbs and gutters
- ▶ Drainage systems
- ▶ Sewer systems
- ▶ Drinking water systems and drainage
- ▶ Property maintenance regulation and bylaw compliance
- ▶ Building inspection

2023 - 2027 Financial Plan

2023 Operating Budget - Version 6

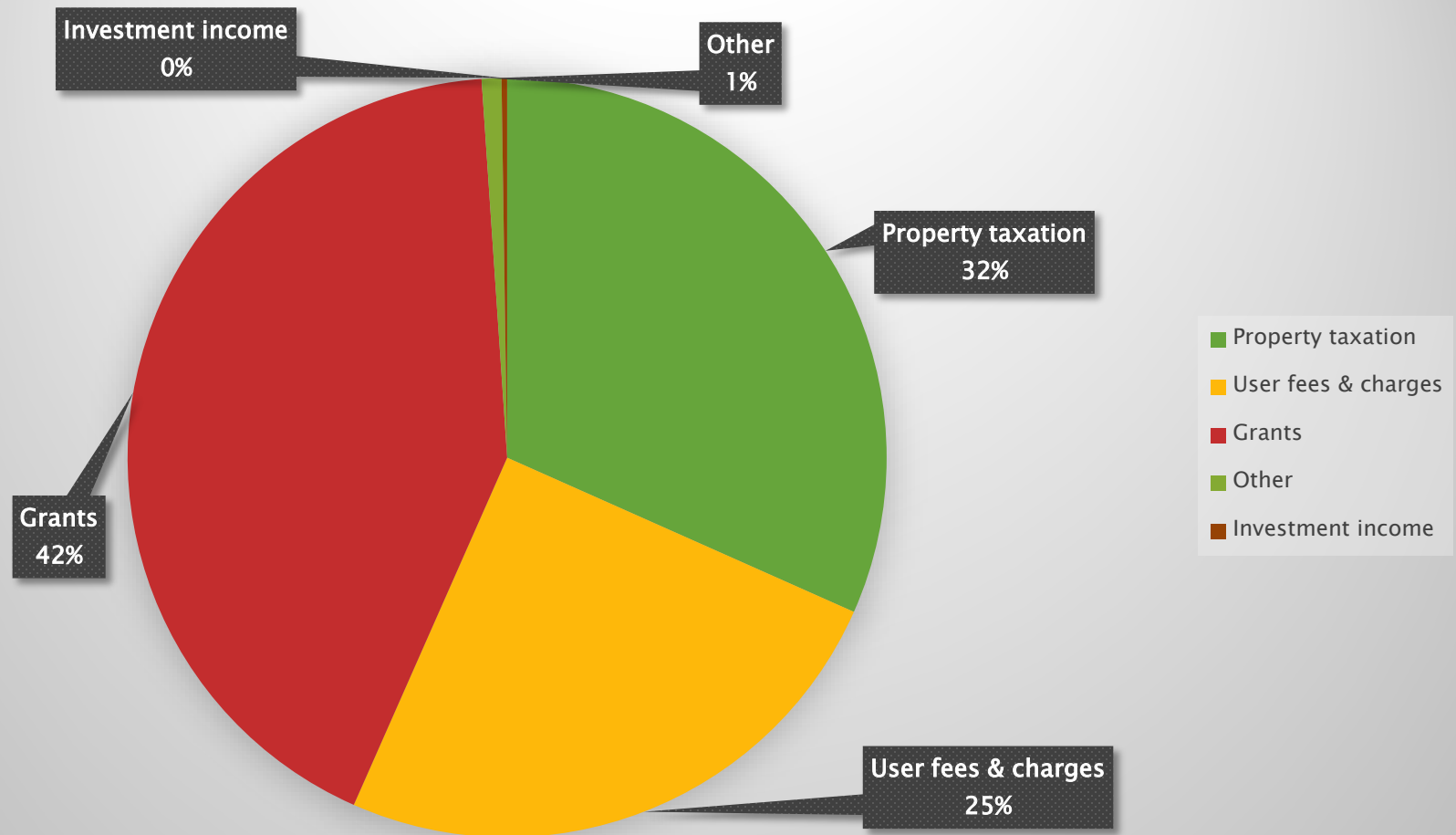
F2

		2022	Proposed 2023 Budget		
		<u>Approved Budget</u>	<u>2023 Final Budget</u>	<u>Change in Budget Fav (Unfav)</u>	<u>% Change</u>
<u>Operating Revenues</u>					
Taxation	Property taxes	823,034	854,641	31,607	4%
	Grants in lieu of taxes	47,100	80,000	32,900	70%
Fees	User fees and charges	121,530	162,689	41,159	34%
	Water	193,500	210,000	16,500	9%
	Sewer	197,000	197,000	-	0%
	Environmental Health	155,500	163,250	7,750	5%
	Protective Services	4,000	4,000	-	0%
Other	Interest and penalties on taxes	27,000	24,750	(2,250)	0%
	Grants and other governments	607,360	1,248,840	641,480	106%
	Investment income	7,000	7,000	-	0%
	Other	-	-	-	
	Transfer from reserves	3,500		(3,500)	-100%
Total Operating Revenue		2,186,524	2,952,170	765,646	35%
<u>Operating Expenditures</u>					
	General Government - Council	38,640	73,931	(35,291)	91%
	General Government - Admin	777,343	751,693	25,650	-3%
	Protective Services	145,555	163,808	(18,253)	13%
	Environmental Health	106,065	115,764	(9,698)	9%
	Public Works Services	280,524	313,834	(33,309)	12%
	Recreation, Cultural & Dev.	264,599	268,969	(4,370)	2%
	Projects	215,500	220,000	(4,500)	2%
	Water Services	214,204	168,739	45,466	-21%
	Sewer Services	186,005	152,457	33,548	-18%
	Transfer to reserve funds		719,000	(719,000)	
	Amortization	-	-	-	
Total Operating Expenditures		2,228,436	2,948,194	(719,758)	-32%
Net Operating Deficit		(41,912)	3,977	45,889	

2023 Proposed Operating Revenues

\$2,952,170 (up \$765,646)

Operating Revenue

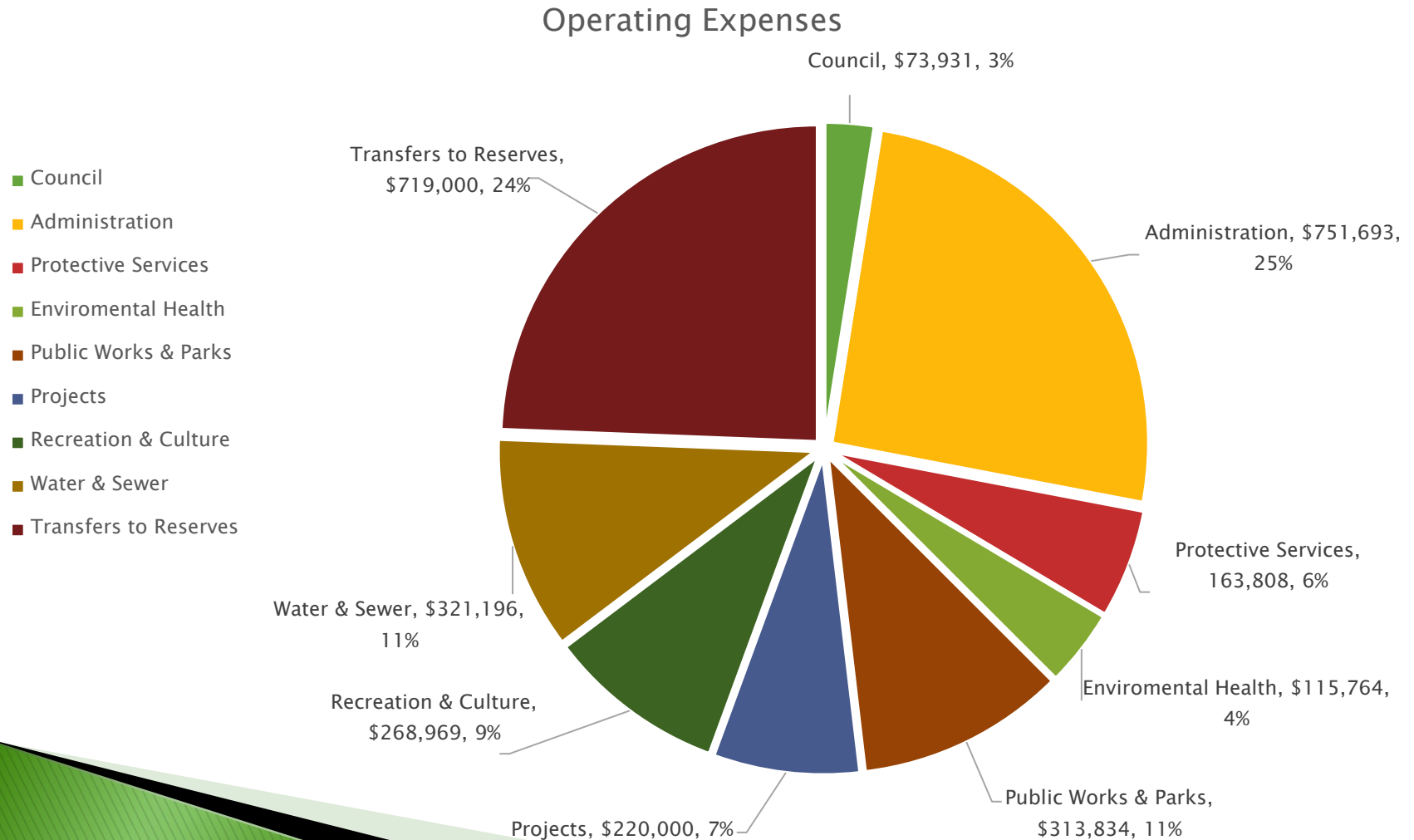


Utility Rates 2023 vs 2022				
	<u>2023</u>	<u>2022</u>	\$ Change	% Change
SF Basic Water User Rate	\$ 400.00	\$ 375.00	\$ 25.00	6.67%
SF Basic Sewer User Rate	\$ 392.00	\$ 392.00	\$ -	0%
SF Basic Garbage User Rate	\$ 95.00	\$ 95.00	\$ -	0.00%

2023 Proposed Operating Expenditures

\$2,948,194 (up \$719,758)

F2



▶ UBCM ESS Communication	\$ 15,000
▶ FCM Asset Mgmt	\$ 50,000
▶ Consulting Services	
Food security plan,	
Regional Trail, Food boxes	\$ 30,000
▶ Rural Dividend Repurposed	\$ 45,000
▶ SCADA	\$ 10,000
▶ Rural Business Advisor	\$ 70,000
▶ Total	<u>\$220,000</u>

			2023	2022	Chnge				
Class	Type	# of Folios	General Assessments	General Assessments					
	Residential - Vacant	51	\$ 3,234,200	\$ 2,389,900	\$ 844,300				
	Residential - Single	304	\$ 48,298,700	\$47,281,100	\$ 1,017,600				
	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	\$59,331,200	\$55,331,500	\$3,999,700		92.39%	92.28%	0.11%
2	Utilities	14	\$ 920,400	\$ 865,700	\$ 54,700		1.43%	1.44%	-0.01%
5	Light Industry	4	\$ 545,500	\$ 511,400	\$ 34,100		0.85%	0.85%	0.00%
6	Business/Other	46	\$ 3,004,800	\$ 2,941,250	\$ 63,550		4.68%	4.91%	-0.23%
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	\$64,220,200	\$59,962,450	\$4,257,750		100.00%	100.00%	

							Increase
			<u>2022</u>	<u>2023</u>	<u>\$ Change</u>	<u>% Change</u>	<u>per mth</u>
Average Single Family assessed value		\$	155,530	\$ 158,877	\$ 3,347	2.2%	
	Average Strata assessed value	\$	56,345	\$ 79,097	\$ 22,752	40.4%	
Average Business assessed value		\$	63,940	\$ 65,322	\$ 1,382	2.2%	
Average Single Family municipal taxes		\$	1,286.20	\$ 1,224.93	\$ (61.27)	-4.8%	\$ (5.11)
	Average Strata municipal taxes	\$	465.96	\$ 609.83	\$ 143.87	30.9%	\$ 11.99
	Average Business tax	\$	2,141.51	\$ 2,140.40	\$ (1.11)	-0.1%	\$ (0.09)

Updated April 2 , 2023

4.50%
increase in
property tax
revenue

A		B	C	D	E	F	G	H	I		K
Property Class		2023 Net Taxable Value Assessments	% of Assessment Value	Multiples	Converted Values	2023 Tax per \$1,000	2023 Municipal Taxes	\$ Chng from 2022	% of Total Taxes	% increase over 2022	2022 Municipal Taxes
1	Residential	\$ 59,331,200	92.39%	1.0000	\$ 5,933,120	7.7099	\$ 457,438	\$ (141)	54.59%	0.0%	\$ 457,579
2	Utilities	\$ 920,400	1.43%	3.9000	\$ 358,956	30.0686	\$ 27,675	\$ (245)	3.30%	-0.9%	\$ 27,921
3	Supportive Housing	\$ -	0.00%	1.0000	\$ -		\$ -	\$ -			\$ -
4	Major Industry	\$ -	0.00%	3.4000	\$ -		\$ -	\$ -			\$ -
5	Light Industry	\$ 545,500	0.85%	41.0000	\$ 2,236,550	316.1062	\$ 172,436	\$ 3,270	20.58%	1.9%	\$ 169,166
6	Business/Other	\$ 3,004,800	4.68%	4.2500	\$ 1,277,040	32.7671	\$ 98,459	\$ (51)	11.75%	-0.1%	\$ 98,510
7	Managed Forests	\$ 208,400	0.32%	45.0000	\$ 937,800	346.9458	\$ 72,304	\$33,806	8.63%	87.8%	\$ 38,497
8	Recreational	\$ 209,900	0.33%	6.0000	\$ 125,940	46.2594	\$ 9,710	\$ (551)	1.16%	-5.4%	\$ 10,261
9	Farm	\$ -	0.00%	1.0000	\$ -	7.7099	\$ -	\$ -			\$ -
		\$ 64,220,200	100%		\$ 10,869,406		\$ 838,021	\$36,087	100.00%		\$ 801,934

- ▶ New Server
- ▶ Flood Protection & Improvement Phase 2 & 3
- ▶ Firehall Relocation
- ▶ Waste Water Treatment Reconfiguration & Upgrade
- ▶ Community Pier & Dock Project
- ▶ Hangar Building Repairs
- ▶ Capital Revenue– Sale of Lots– \$50K
- ▶ Museum/info Centre Upgrades
- ▶ Rec Centre improvements

2023 - 2027 Financial Plan - Capital						
Capital Funding	2023	2024	2025	2026	2027	Total
Capital Grants	\$ 1,770,376	\$ 3,375,682	\$ 5,384,850	\$ 2,225,725	\$ 150,000	\$ 12,906,633
Gas Tax Reserve	-	432,000	170,000	-	-	602,000
Surplus						-
Taxation		18,845	57,224	64,295	64,295	204,659
COVID Restart Grant	10,000	-	-	-	-	10,000
Fire Hall Reserve	25,000	200,000	20,000	-	-	245,000
Capital Reserves	7,500	520,000	61,500	55,000	20,000	664,000
Recreation Reserves	-	150,000	-	-	-	150,000
Operations Reserve		70,000				70,000
Long-term borrowing	-	471,120	959,489	176,764	-	1,607,373
Sale of Land	50,000					50,000
	\$ 1,862,876	\$ 5,237,647	\$ 6,653,063	\$ 2,521,783	\$ 234,295	\$ 16,509,664
Category	2023	2024	2025	2026	2027	Total
Buildings	\$ 615,669	\$ 2,945,258	\$ 2,170,844	\$ 91,767	\$ 19,288	\$ 5,842,827
Drinking Water	-	150,000	150,000	150,000	150,000	600,000
Equipment	10,000	620,000	55,000	35,000	-	720,000
Engineering Structures	75,000	600,547	1,950,000	150,000	-	2,775,547
Drainage Improvements	1,038,877	103,749	923,608	1,892,868	12,859	3,971,961
Land Improvements	-	132,000	-	-	-	132,000
Sanitary Sewer	73,330	686,092	1,403,612	202,147	52,147	2,417,329
Transfers to reserve	50,000					50,000
	\$ 1,862,876	\$ 5,237,647	\$ 6,653,063	\$ 2,521,783	\$ 234,295	\$ 16,509,664
Net Capital Plan	\$ -	\$ -	\$ -	\$ -	\$ -	

Questions?

CERTIFICATE OF ACHIEVEMENT

This is to certify that

Councillor Sarah Fowler

has successfully completed the training for

**From Facebook to the Front Pages:
How to Deliver a Clear, Consistent, and Compelling Message**

March 22, 2023





DIRECTOR REPORT

To: Regional Board

From: Sarah Fowler, Alternate Director, Village of Tahsis

Date: March 15, 2023

Subject: Request for Financial Assistance

Background:

Recently, a grant in aid was provided to a Parent Advisory Council to assist with the costs of extracurricular activities for students. The Regional District has many rural schools throughout its jurisdiction that struggle with funding for extracurricular activities and do not have the manpower or knowledge to apply for funding assistance through the Regional District grant in aid programs. In particular, the Captain Meares Elementary Secondary School located in the Village of Tahsis where students have extensive travel to participate in extracurricular activities such as swim program and field trips with no support to tap into funding streams to assist with costs. In an attempt for collaboration between school districts, local and regional governments, non-profit organizations and parent groups for the benefit of the students and families in rural communities I would suggest that the Regional District explore options to provide comparable funding to Parent Advisory Council's across the entire Regional District electoral areas.

Proposed motion:

THAT staff provide a report on funding options to provide a standard grant amount to Parent Advisory Councils within the Strathcona Regional District electoral areas and small communities to assist with the costs of extracurricular activities.

Sincerely,

Sarah Fowler
Alternate Director for the Village of Tahsis



VILLAGE OF TAHSIS

BYLAW NO. 656, 2023

A BYLAW FOR THE VILLAGE OF TAHSIS RESPECTING THE FINANCIAL PLAN FOR THE FIVE-YEAR PERIOD 2023 –2027

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 2023-2027 inclusive.
2. This Bylaw may be cited for all purposes as the “2023-2027 Financial Plan Bylaw No. 656, 2023”.

READ a first time this 18th day of April, 2023

READ a second time this 18th day of April, 2023

READ a third time this 18th day of April, 2023

Adopted this day of May, 2023

MAYOR

CORPORATE OFFICER

I hereby certify that the foregoing is a true and correct copy of the original Bylaw No. 656, 2023 duly passed by the Council of the Village of Tahsis on this day of May, 2023.

CORPORATE OFFICER

Village of Tahsis						
Bylaw No 656, 2023						
2023-2027 Financial Plan						
						SCHEDULE "A"
Operational Revenues	2023	2024	2025	2026	2027	
Taxation						
Property taxes	\$ 854,641	\$ 897,373	\$ 942,242	\$ 989,354	\$ 1,038,822	
Grants in lieu of taxes	80,000	84,000	88,200	92,610	97,241	
Fees						
User fees and charges	166,689	170,023	173,423	176,892	180,430	
Water	210,000	214,200	218,484	222,854	227,311	
Sewer	197,000	200,940	204,959	209,058	213,239	
Environmental health	163,250	166,515	169,845	173,242	176,707	
Other sources						
Grants/other governments	1,248,840	595,550	615,092	601,027	577,922	
Own Reserves	-	-	-	-	-	
Investment income	31,750	32,385	33,033	33,693	34,367	
	\$ 2,952,170	\$ 2,360,986	\$ 2,445,278	\$ 2,498,730	\$ 2,546,038	
Operational Expenditures						
General government	\$ 1,045,624	\$ 1,065,900	\$ 1,087,668	\$ 1,109,421	\$ 1,131,609	
Protective services	163,808	167,084	170,425	173,834	177,311	
Environmental health	115,764	118,079	120,440	122,849	125,306	
Public works services	313,834	320,110	326,513	333,043	339,704	
Recreation, cultural & dev. services	268,969	274,348	279,835	285,432	291,141	
Water services	168,739	172,113	175,556	179,067	182,648	
Sewer services	152,457	155,507	158,617	161,789	165,025	
Transfers to other funds	719,000	69,000	69,000	69,000	69,000	
Amortization of tangible capital assets	410,866	419,083	427,465	436,014	444,735	
	\$ 3,359,060	\$ 2,761,224	\$ 2,815,519	\$ 2,870,449	\$ 2,926,478	
Net operating surplus / (deficit)	\$ (406,889)	\$ (400,238)	\$ (370,241)	\$ (371,719)	\$ (380,440)	
Adjust for Non-Cash Item						
Amortization of tangible capital assets	410,866	419,083	427,465	436,014	444,735	
Debt, Capital and Reserve/Surplus Transfers						
Capital expenditures	\$ (1,912,876)	\$ (5,237,647)	\$ (6,653,063)	\$ (2,521,783)	\$ (234,295)	
Proceeds from debt	-	471,120	959,489	176,764	-	
Capital grants	1,770,376	3,375,682	5,384,850	2,225,725	150,000	
Reserves for Capital projects	142,500	1,372,000	251,500	55,000	20,000	
Net transfer from Reserves	(3,977)					
Financial Plan Surplus / (Deficit)	\$ (0)	\$ 0	\$ (0)	\$ 0	\$ (0)	

Village of Tahsis
2023-2027 Financial Plan – Bylaw No. 656, 2023
Financial Plan Statement
Schedule “B”

In accordance with Section 165 (3.1) of the *Community Charter*, the Village of Tahsis is required to include in its 5-year Financial Plan (2023-2027):

- A) 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
- B) The distribution of property value taxes among the property classes that may be subject to taxes; and
- C) The Use of permissive tax exemptions.

A. Proportion of Total Revenues by Source

Objective

The Village will continue to review the proportion of revenue that is received from each source and seeks to balance the sources by seeking out new user fees, available grants and maximizing investment returns.

Policies

The Village continues to review user-fees and charges to ensure that they adequately reflect the full cost of recovery within each utility. Where possible, the Village endeavours to supplement revenues from user fees and charges, rather than taxation, to lessen the burden on a limited tax base. Additionally, alternate revenue sources are continually examined to reduce the reliance on property taxes as the major source of funding.

Table 1: Funding Sources, 2023

<u>Revenue Source</u>	<u>Value</u>	<u>% of Revenue</u>
Property Taxation	\$934,641	31.7%
User Fees & Charges	736,939	25.0%
Grants	1,248,840	42.3%
Investment Income	31,750	1.1%
Total	<u>\$2,952,170</u>	<u>100.0%</u>

B. Distribution of Property Taxes Across Property Classes

Objective

To ensure an equitable distribution of tax burden across all property classes.

Policies

Over the term of the plan, municipal property taxes are distributed across six property tax classes as per Table 2 below. The Village regularly reviews the class distribution and makes adjustments when necessary, with the goal to attracting and sustaining economic development.

Table 2: Distribution of Village of Tahsis Property Taxes, 2023

Class 1 - Residential	59,331,200	92.4%
Class 2 - Utilities	920,400	1.4%
Class 5 - Light Industrial	545,500	0.8%
Class 6 - Business/Other	3,004,800	4.7%
Class 7 - Managed Forest Land	208,400	0.3%
Class 8 - Recreation/Non Profit	209,900	0.3%
Total	\$64,220,200	100.0%

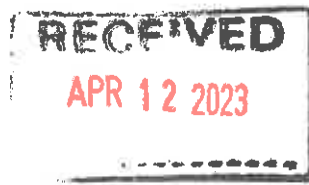
C. Permissive Tax Exemptions

Objective

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.

Policies

Permissive exemptions are granted to not-for-profit organizations that form a valuable part of and provide services to the community. In 2018 the Village, through Bylaw No. 609, granted a tax exemption, through to 2028, to the property located at 744 Nootka Road, the Bishop of Victoria, for 50% of the land value with estimated tax to be \$1,134 in 2022.



344 Alpine View
Tahsis, B.C.

April 11, 2022

To Mayor and Council Of Village Of Tahsis

Recent questions have been raised concerning illegal practices used by employees of the Village of Tahsis against many residents. These wrongdoings include violations of the Charter of Rights, the privacy laws and copyright laws of Canada. There has been no admittance and no response from management or from the person who undertook these serious breaches. Instead, questions have been ignored other than an attempt to blackout evidence. Tahsis residents who are victims need to be provided details of this facade and of who is responsible for providing private information and breaching regulations.

When this matter was raised at Council, it was shouted down by Council Fowler, who as deputy mayor, acted rudely and aggressively. Her gavel drowned out an attempt to address this issue and since then there has not been no reckoning. The media attempt to embellish the incident did not examine the substantive issues but simply exploited sensationalism and played to an assumption it was caused by residents disrespect of authority. This needs clarification. The problems leading to this standoff need to be properly explained and corrected.

Illegalities and overstepping of authority, appear to have been breached in other responsibilities of Village management - such as an overreach in the establishment of Village bylaws and/or their incorrect phrasing and misinterpretation. The *Village of Tahsis Sanitary Sewer System Regulation Bylaw No. 645, 2021* was found to be wrongfully interpreted in the recent case of *Aedan v. Village of Tahsis* and it caused Ms. Aedan considerable aggravation. The court refunded her expenses but not her angst. Similarly, this case has established a precedent in what the Village must do and how it has to treat residents who have experienced sewer malfunctions. It has reaffirmed and realigned the responsibility of our municipality. However, there has been no public notification to inform residents of this new reality.

My legal claim against this municipality is currently in the courts and I believe there is no doubt that expenses will be enacted against Village wrongdoing. But how many other residents have experienced sewer malfunctions that have been wrongly handled by our management because of their misinterpretation of this bylaw since it was established? How many other homeowners have been forced to absorb repair and maintenance costs because of the failure of Village management to do their duty? Why hasn't our municipal management apologized and rectified this breach of authority? There is an appearance that instead, lawyers are being employed to fight issues they cannot win and are doing so at the expense of all Tahsis residents. Who is responsible for these decisions and why are the matters not being raised and discussed at council meetings? This is a subject that would be of interest and concern to all residents if the facts were made known. It must not be segregated or censored through a categorization of it being the subject only for a closed meeting.

There has been a rampant establishment of unnecessary bylaws, and overreach to write and enforce them. The Village of Tahsis and its management, functioned properly, fairly and capably with only half a dozen bylaws - until 2016 or thereabouts. With the arrival of new management came a subsequent onslaught of bylaws that have handicapped and enslaved our populace mercilessly and unnecessarily. There was even a recent bylaw established to enable management to borrow money. It could readily enslave our populace and bankrupt this community.

With the recent court challenge and overruling of our sewer bylaw, the question should be asked: who is writing these bylaws and why? At a council meeting last year, I challenged the establishment of an updated sewer bylaw and Councillor Fowler appeared incapable of understanding this bylaw that she had just voted on, and appeared unable to explain it. Similarly, I have observed that a majority of this council repeatedly votes in support of new bylaws that appear to be regularly and randomly imposed for no apparent reason other than to provide management with power and overreach instead of benefiting the populace. And there is even every indication that a majority of councilors & our mayor, do not comprehensively understand or care about the measures they legislate.

Who is writing these bylaws and why? Are they being reviewed by lawyers? If so, who is the lawyer and what is the firm? With the recent attempts to silence Councillor Elliott, there is evidence of abusive legal practices that management is employing. Residents need to know about any such legal abuse as their taxes are financing it.

This is not a matter for a closed meeting. It is an issue which involves the pocketbook of all taxpayers in our community and must be addressed by this council at a public meeting - and with open discussion from all councillors in conjunction with proper public participation.

Yours truly

A handwritten signature in dark ink, appearing to read 'Mervyn Brown', with a stylized, wavy flourish extending from the end of the name.

Mervyn Brown N.D., D.O., D. Phys.

April 12, 2023

Dear Mayor and Councillors of the Village of Tahsis,

I am writing to express my deep disappointment regarding the recent First Nations' pole unveiling ceremony that took place at the Coast Guard Station, which was not announced to the residents of our village. As a resident of Tahsis, I believe that many of us would have been honored to witness this celebration and take part in the culture of our neighbors. This would have been particularly meaningful for the children in our community, as there are not many cultural learning opportunities available in our remote town.

Although some residents only found out about the event less than 24 hours before, impressively, many were still able to make it. There were a couple posts made to a Facebook group the day before. And I posted "happy to have been able to attend despite the late notice",

I was surprised to see the event was not attended by our MLA, Michele Babchuk and MP, Rachel Blaney.

It is especially disheartening that just two nights before this event, there was a council meeting where no mention of this ceremony was made. Additionally, I was appalled to learn that one councillor (Councillor Elliot) was not even notified about the event, despite the fact that the mayor and other councillors had already planned to attend. This demonstrates a disregard for the residents in this community and a lack of respect for our First Nation neighbors, some of which traveled far to be here because this event was important to them.

I believe that this was a missed opportunity to build relations and bridges with our neighbors. By not inviting everyone in our community to participate in this event, council has sent the message that some individuals are not important enough to be included in important events and cultural celebrations. This is not only hurtful, but it also perpetuates harmful attitudes that have no place in our community.

As a concerned citizen of Tahsis, I urge you to take action to ensure that all future cultural events are announced in advance and are open to all members of our community. This will not only help to foster better relations with our neighbors, but it will also give our residents valuable opportunities to learn about and appreciate different cultures.

I also urge you to look into why no announcement was made to the community to understand how to better inform the residents you serve in the future. How is it possible that in such a small community that communication is inadequate and substandard? This is unacceptable and is part of the ever-expanding wedge that is ripping our community apart. How does the mayor and council expect the residents of this town to work together, build sustainability, increase development, attract new residents & businesses and promote growth, when they are neglecting to live by example, show positive leadership and be inclusive?

I was fortunate to attend and bring my two children who had never witnessed a pole unveiling. After a few phone calls, Facebook messages and going to the Coast Guard Station, I was able to confirm the details of the event. I thank the Coast Guard, MMFN, and those who helped organise the event. It meant more than you know to many of residents of Tahsis.

I made a video of the event and it can be viewed on **YouTube** by searching **Tahsis Pole Unveiling**.

I have hope and look forward to mayor and council and village staff being more accommodating and inclusive to residents by making more effort to announce events. This was a missed opportunity to put Tahsis in the good light and showcase a welcoming and diverse community. We must work together to ensure that all residents are included in future events, and that we can continue to build strong and positive relationships with our First Nation neighbors.

Thank you for your attention to this matter, and I look forward to hearing your response.

Sincerely,

Shawna Gagné

Tahsis resident



RECEIVED

MAR 29 2023

Scanned L3
Date: _____

PO Box 172
Tahsis BC
V0P 1X0

Monday, 16 May 2022

[Handwritten mark]

Village of Tahsis
Mayor and Council

RE: Theatre Equipment

Due to circumstances beyond our control, Ubedam Theatre Society is permanently closing down.

We have approximately \$10,000 worth of equipment stored in the closed Fire Hall, comprising a sound system, a lighting system, stage elements, and miscellaneous.

The equipment was acquired through Spirit of BC grants, Literacy Society grants, donations, and operations. We always acted under the premise and the promise that the equipment would remain in Tahsis for use within Tahsis.

It appears to us that you are the only ones who will be able to manage such a valuable resource.

We hereby GIFT this to the Village of Tahsis.

Kindest Regards,

[Handwritten signature: Debra]

Debra Conibear
Director

CC - TLS 21 *[Handwritten signature]* 2023