



AGENDA

Committee of the Whole
to be held on January 7, 2026 at 1 p.m.
977 South Maquinna Drive in Council Chambers and by electronic means

Remote Access

To attend this meeting remotely via Microsoft Teams/ phone
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Call to Order

Land Acknowledgement

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

Introduction of Late Items

None.

Approval of the Agenda

Business Arising H 1 2026-2030 Financial Plan/ Budget Meeting #3

Adjournment



Budget Presentation #3

2026 Financial Plan Village of Tahsis

January 7, 2026

Topics covered today

- ▶ 11-month Operating results as at November 30, 2025 & review of Proposed 2026 Operating Budget
- ▶ Proposed Increase to Water (7%) & Sewer(15%) User rates
- ▶ Review Draft#1 – 5 Year Capital Plan
- ▶ Strategic Priorities: Not Included
- ▶ BCAA 2026 Completed Roll

Budget Considerations and Assumptions

- ▶ Ensure adequate funding for existing services and infrastructure – level of service delivery
- ▶ Includes 2.2% Wage rate change for 2026 COLA adjustments
- ▶ No decision at this stage on property tax rate – The BCAA Completed Roll was available.

Changes Since last meeting

- ▶ Increase of \$1 /hour for PW laborers
- ▶ COLA increase for PW, Admin, Rec Centre and daycare
- ▶ \$10k reduction in the Fire operating Budget
- ▶ Proposed increase to User Fees: Water & Sewer
- ▶ Water Utility– additional \$8k for reservoir cleaning

2026 Operating Budget - Version 3

					Proposed 2026 Budget		
		<u>11 Months</u>	<u>2025 Final</u>	<u>Budget</u>	<u>2026</u>	<u>Change in</u>	
		<u>Actuals</u>	<u>Budget</u>	<u>Variance</u>	<u>Proposed</u>	<u>Budget Fav</u>	<u>%</u>
Operating Revenues				<u>Fav (Unfav)</u>	<u>Budget</u>	<u>(Unfav)</u>	<u>Change</u>
Taxation	Property taxes	1,012,363	1,014,874	(2,510)	1,017,874	3,000	0%
	Grants in lieu of taxes	82,069	80,300	1,769	82,100	1,800	2%
Fees	User fees and charges	225,635	216,368	9,267	228,966	12,598	6%
	Water	234,635	239,000	(4,365)	233,200	(5,800)	-2%
	Sewer	262,158	262,800	(642)	262,800	-	0%
	Environmental Health	269,293	183,550	85,743	213,550	30,000	16%
	Protective Services	5,058	2,300	2,758	3,500	1,200	52%
Other	Interest and penalties on taxes	42,383	34,000	8,383	37,800	3,800	11%
	Grants and other governments	720,929	944,695	(223,766)	911,516	(33,179)	-4%
	Investment income	77,975	97,000	(19,025)	77,000	(20,000)	-21%
	Other	7,659	7,500	159	6,000	(1,500)	100%
	Prior Year Surplus	35,000	69,400	(34,400)	35,000	(34,400)	100%
	Transfers from Reserve		15,000			(15,000)	
Total Operating Revenue		2,975,157	3,166,787	(191,630)	3,109,306	(57,481)	-2%
Operating Expenditures							
	General Government - Council	73,939	84,629	10,689	85,876	(1,247)	1%
	General Government - Admin	745,492	840,276	94,784	881,486	(41,210)	5%
	Protective Services	206,357	256,885	50,529	283,626	(26,741)	10%
	Environmental Health	126,720	131,509	4,789	139,110	(7,601)	6%
	Public Works Services	323,075	354,395	31,319	416,153	(61,758)	17%
	Recreation, Cultural & Dev.	276,682	315,256	38,575	329,942	(14,686)	5%
	Projects	187,871	477,033	289,162	393,226	83,807	-18%
	Water Services	169,997	189,073	19,075	195,522	(6,449)	3%
	Sewer Services	235,417	202,800	(32,617)	241,741	(38,941)	19%
	Transfer to reserve funds	314,932	314,932	-	324,932	(10,000)	3%
Total Operating Expenditures		2,660,482	3,166,787	506,305	3,291,615	(124,828)	-5%
Net Operating Surplus/Deficit		314,676	0	314,676	(182,309)	(182,309)	
		Increase to W & S User fee			55,506		
		From Taxation			126,803		

2026 Sewer Utility

				Budget		Actual (11 month)	Budget
Revenue							
	Sewer User Fees			262,800		262,561	262,800
Total Revenue				262,800		262,561	262,800
Expenditures							
	Admin Support			35,000		35,000	35,000
	Asset Replacement/Reserve Tsf			60,000		60,000	60,000
	Vehicle Costs			2,000		1,000	1,000
	Salaries			43,000		56,254	23,078
	Payroll Benefits			9,890		13,093	5,150
	Special Projects			3,000		6,052	20,000
	Insurance			26,879		26,871	23,000
	Dues & Permits			1,700		1,048	500
	Freight			500		369	500
	Contract Services			13,000		20,687	13,000
	Utilities			45,100		39,032	45,100
	Alarm Monitoring			2,500		1,977	2,500
	WW Treatment			4,000		3,362	4,000
	Supplies - Other			5,000		2,955	5,000
	Repair & Maintenance			21,000		14,329	15,000
	Debt Payment			29,651		13,390	9,972
Total Expenditures				302,220		295,417	262,800
Operating Surplus / (Deficit)				-39,420		-32,856	0
# of users residential customers				362			
Current User Fee				\$517			
Proposed New rate				\$595			
Plus 15% increase for Commercial & frontage Rates							

2026 Water Waste User Rates

			Budget	Actual (11 month)	Budget
Revenue					
	Water User Fees		229,800	234,107	228,500
	Other		700	650	10,500
Total Revenue			230,500	234,757	231,500
Expenditures					
	Admin Support		31,350	31,350	31,350
	Asset Replacement/Reserve Ts		50,000		50,000
	Vehicle Costs		2,000	2,000	2,000
	Salaries		46,772	44,842	42,200
	Payroll Benefits		11,000	7,831	8,000
	Insurance		18,000	17,866	16,000
	Dues & Permits		1,700	1,400	1,700
	Courses & Seminars		1,000	515	900
	Travel		500	0	500
	Supplies & Freight		1,200	887	500
	Contract Services		22,000	20,188	22,000
	Utilities		22,000	19,329	24,000
	Alarm Monitoring		1,500	1,606	1,350
	Chlorine		6,500	7,468	6,500
	Supplies - Other		2,000	658	2,000
	Repair & Maintenance		28,300	13,056	22,500
Total Expenditures			245,822	168,997	231,500
Operating Surplus / (Deficit)			-15,322	65,760	0
# of users residential customers			362		
Current User Fee 2025			\$441		
Proposed User Fee			\$472		
Plus 7% increase for Commercial & frontage Rates					

2026–2030 Proposed Capital Projects

- ▶ Community Boat Launch
- ▶ Flood Protection & Improvements Phase 3
- ▶ Completion of Wastewater Project
- ▶ Completion of Firehall
- ▶ Completion of Museum Info Centre
- ▶ Perry Brothers Bridge Repairs –in progress \$60,000
- ▶ East Wing School Project (Strategic Priorities)
- ▶ Connected Coast
- ▶ Dumpsters

2026–2030 Proposed Capital Projects

New Projects

- ▶ New SCBA's and fill station
- ▶ Rec Centre & Hangar Building Improvements
- ▶ Equalization Tank Refurbishment (2028)
- ▶ North Maquinna Integrated Corridor (2027)
- ▶ Capital Revenue– Sale of Lots – Water Lot and Lot 608

▶

2026–2029 Proposed Capital Plan

Funding Sources:			2026	2027	2028	2029	2030	Total
Capital Grants			3,742,151	3,680,979	3,205,000	410,000	0	11,038,130
Gas Tax			81,000	0	0	0	0	81,000
Fire Hall Reserve			130,000	0	0	0	150,000	280,000
Capital Works Reserves			15,000	15,000	0	0	0	30,000
Surplus			95,000	0	0	0	0	95,000
Land Sale Reserve			210,000	100,000	100,000	0	175,000	585,000
Rec Centre Reserve			100,000	0	0	0	0	100,000
Water Reserve								-
Long-term Borrowing				289,215				289,215
Growing Communities fund			148,000	125,000	377,000	0	0	650,000
LGCAP			-	200,000				200,000
Solid waste reserve			15,000	-	15,000	-	15,000	45,000
Sewer Capital Reserve			70,000	-	200,000	-	-	270,000
Total			4,606,151	4,410,194	3,897,000	410,000	340,000	13,663,345
Capital revenue- Transfer to Land Sale Reserves	Sale of Lots		615,000					615,000
			5,221,151	4,410,194	3,897,000	410,000	340,000	14,278,345

BC Assessment – Completed Roll

Class	Type	# of Folios	2026	2025	Change			
			Completed General Assessments	Revised Roll General Assessments	Compared to 2025	2026	2025	Chnge
	Residential - Vacant	50	3,420,400	3,412,200	\$ 8,200			
	Residential - Single Family	303	63,611,800	62,277,000	\$ 1,334,800			
	Residential - Strata	58	4,616,300	4,866,400	\$ (250,100)			
	Residential - Other	17	2,966,000	2,870,100	\$ 95,900			
1	Total Residential	428	74,614,500	73,425,700	\$ 1,188,800	92.91%	93.22%	0.22%
2	Utilities	14	1,061,200	1,033,500	\$ 27,700	1.32%	1.31%	-0.08%
5	Light Industry	5	618,300	615,900	\$ 2,400	0.77%	0.78%	-0.06%
6	Business/Other	47	3,712,300	3,333,500	\$ 378,800	4.62%	4.23%	0.29%
7	Managed Forests	2	90,400	145,600	\$ (55,200)	0.11%	0.18%	-0.33%
8	Recreational	10	209,900	209,900	\$ -	0.26%	0.27%	-0.04%
	Total	506	\$ 80,306,600	\$ 78,764,100	\$ 1,542,500	100.00%	100.00%	

Questions?