



AGENDA

Committee of the Whole
to be held on January 21, 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 #4**

Adjournment



Budget Presentation #4

2026 Operations Budget Plan Village of Tahsis

January 21st, 2026

Topics covered today

- ▶ Review of the changes to the Operating Budget since the last meeting
- ▶ Overview of 2026 Proposed Operating Budget
- ▶ December 31, 2025 Preliminary Reserve Balances
- ▶ Review Draft#2 – Capital Plan
- ▶ Overview of BC Assessment's 2026 Completed Roll Totals and the impact on average taxpayer at 0% & 10.25%

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– COLA & Benefits account for \$85k of the increase
- ▶ No tax increase proposed at this time – future meeting discussion– Completed BC Assessment Roll to be discussed further at the February 18, 2026 Budget meeting
- ▶ Currently 10.25% increase needed to balance budget
- ▶ 1% tax increase equates to \$9,979

What's new since last meeting?

- ▶ Pool Operations

 - Reduction due to 3-month pool closure:
(\$8,000)

- ▶ Solid Waste Services - Dumpsters

 - Results in a \$15,000 reduction in net transfers to the Capital Works Reserve

- ▶ Fire Hall Roof Repair

 - \$10,000 transfer for roof repairs

Village of Tahsis
2026 - 2030 Financial Plan
2026 Operating Budget - Version 4

H1

			Proposed 2026 Budget					
			<u>11 Months</u>	<u>2025 Final</u>	<u>Budget</u>			
			<u>Actuals</u>	<u>Budget</u>	<u>Variance</u>	<u>2026</u>	<u>Change in</u>	
					<u>Fav (Unfav)</u>	<u>Proposed</u>	<u>Budget Fav</u>	
						<u>Budget</u>	<u>(Unfav)</u>	
							<u>%</u>	
							<u>Change</u>	
Operating Revenues								
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	232,766	16,398	8%
	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	216,000	32,450	18%
	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)	921,516	(23,179)	-2%
	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		30,000	15,000	
Total Operating Revenue			2,975,157	3,166,787	(191,630)	3,155,556	(11,231)	0%
Operating Expenditures								
	General Government - Council		73,939	84,629	10,689	85,376	(747)	1%
	General Government - Admin		745,492	840,276	94,784	879,554	(39,278)	5%
	Protective Services		206,357	256,885	50,529	282,626	(25,741)	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	319,891	(4,635)	1%
	Projects		187,871	477,033	289,162	403,226	73,807	-15%
	Water Services		169,997	189,073	19,075	195,822	(6,749)	4%
	Sewer Services		235,417	202,800	(32,617)	271,620	(68,820)	34%
	Transfer to reserve funds		314,932	314,932	-	319,932	(5,000)	2%
Total Operating Expenditures			2,660,482	3,166,787	506,305	3,313,311	(146,524)	-6%
Net Operating Surplus/Deficit			314,676	0	314,676	(157,755)	(157,755)	
			Increase to W & S User fee			55,506		
			From Taxation			102,249		
						10.25%		

Proposed Changes yet to be Included

Proposed Changes Not Yet Included in the Budget

1. Potential Additional Grant Funding
(Pending applications and award decisions)
2. Strategic Priorities with Undetermined Financial Impact
(Costs not yet quantified)
3. Election-Related Costs
 - Mail-in ballot implementation
 - To be addressed through a future report to Council
4. Additional Cold Patching
(Subject to Council direction and funding availability)
5. Water & Sewer Operations
 - Proposed increase to Water (7%) & Sewer (15%) user rate revenue

2025 Preliminary Reserve Balances

Capital Works Machine & Equip	\$ 248,610
Fire Hall Reserve	294,667
Recreation Centre Capital Works	184,776
Economic Development Reserve	45,202
Water Capital Replacement	190,875
Sewer Capital Replacement	238,775
Growing Communities Fund	655,727
Solid Waste	9,186
Financial Stability	18,726
Daycare	20,644
Planned Transfers to Reserves for 2026	\$319,932
(2025 was \$314,932)	

Capital Plan – Draft #2

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	0	15,000	0	0	0	15,000
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	123,000	125,000	427,000	0	0	675,000
LGCAP	-	200,000				200,000
Solid waste reserve	15,000	-	15,000	-	15,000	45,000
Sewer Capital Reserve	100,000	-	200,000	-	-	300,000
Total	4,596,151	4,410,194	3,947,000	410,000	340,000	13,703,345
Capital revenue- Transfer to Land Sale Reserves	615,000					615,000
	5,211,151	4,410,194	3,947,000	410,000	340,000	14,318,345

BC Assessment Completed Roll

			2026	2025	Change				
			Completed	Revised Roll	Compared				
Class		# of	General	General	to				
	Type	Folios	Assessments	Assessments	2025				
	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)		% of Total		
	Residential - Other	17	2,966,000	2,870,100	\$ 95,900		2026	2025	Chnge
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%	

Property Tax Analysis – 2026 at 0%

H1

A		B	C	D	E	F	G	H	I	K	
Property Class		2026 Net Taxable Value Assessments	% of Assessment Value	Multiples	Converted Values	2026 Tax per \$1,000	2026 Municipal Taxes	\$ Chng from 2025	% of Total Taxes	% increase over 2025	2025 Municipal Taxes
1	Residential	\$ 74,614,500	92.91%	1.0000	\$ 7,461,450	7.3004	\$ 544,713	\$ 8,679	54.26%	1.6%	\$ 536,033.95
2	Utilities	\$ 1,061,200	1.32%	6.0000	\$ 636,720	80.3039	\$ 85,219	\$ 2,224	8.49%	2.7%	\$ 82,994.13
3	Supportive Housing	\$ -	0.00%	1.0000	\$ -		\$ -	\$ -			\$ -
4	Major Industry	\$ -	0.00%	3.6800	\$ -		\$ -	\$ -			\$ -
5	Light Industry	\$ 618,300	0.77%	46.0000	\$ 2,844,180	335.8164	\$ 207,635	\$ 806	20.68%	0.4%	\$ 206,829.38
6	Business/Other	\$ 3,712,300	4.62%	4.6500	\$ 1,726,220	33.9467	\$ 126,020	\$ 12,859	12.55%	11.4%	\$ 113,161.22
7	Managed Forests	\$ 90,400	0.11%	47.0000	\$ 424,880	335.8164	\$ 30,358	\$ (18,537)	3.02%	-37.9%	\$ 48,894.88
8	Recreational	\$ 209,900	0.26%	6.5000	\$ 136,435	47.4523	\$ 9,960	\$ -	0.99%	0.0%	\$ 9,960.24
9	Farm	\$ -	0.00%	1.0000	\$ -	7.3004	\$ -	\$ -			\$ -
		\$ 80,306,600	100%		\$ 13,229,885		\$ 1,003,905	\$ 6,031	100.00%		\$ 997,873.80

Impact on Average Taxpayer – 0%^{H1}

			<u>2026</u>	<u>2025</u>	<u>\$ Change</u>	<u>% Change</u>	<u>per mth</u>	
Average Single Family assessed value	\$	210,635	\$	205,535	\$	5,100	2.5%	
Average Strata assessed value	\$	79,591	\$	83,903	\$	(4,312)	-5.1%	
					\$	-		
Average Business assessed value	\$	77,340	\$	70,926	\$	6,414	9.0%	
					\$	-		
Average Single Family municipal taxes	\$	1,537.71	\$	1,500.48	\$	37	2.5%	\$ 3.10
Average Strata municipal taxes	\$	581.05	\$	612.53	\$	(31)	-5.1%	\$ (2.62)
					\$	-		
Average Business tax	\$	2,625.42	\$	2,407.69	\$	218	9.0%	\$ 18.14

Property Tax Analysis – 2026 at 10.25%¹⁰

A		B	C	D	E	F	G	H	I	K	
Property Class		2026 Net Taxable Value Assessments	% of Assessment Value	Multiples	Converted Values	2026 Tax per \$1,000	2026 Municipal Taxes	\$ Chng from 2025	% of Total Taxes	% increase over 2025	2025 Municipal Taxes
1	Residential	\$ 74,614,500	92.91%	1.0000	\$ 7,461,450	8.3157	\$ 620,471	\$ 84,437	56.40%	15.8%	\$ 536,033.95
2	Utilities	\$ 1,061,200	1.32%	6.0000	\$ 636,720	49.8941	\$ 52,948	\$ (30,046)	4.81%	-36.2%	\$ 82,994.13
3	Supportive Housing	\$ -	0.00%	1.0000	\$ -		\$ -	\$ -			\$ -
4	Major Industry	\$ -	0.00%	3.6800	\$ -		\$ -	\$ -			\$ -
5	Light Industry	\$ 618,300	0.77%	46.0000	\$ 2,844,180	382.5216	\$ 236,513	\$ 29,684	21.50%	14.4%	\$ 206,829.38
6	Business/Other	\$ 3,712,300	4.62%	4.6500	\$ 1,726,220	38.6679	\$ 143,547	\$ 30,386	13.05%	26.9%	\$ 113,161.22
7	Managed Forests	\$ 90,400	0.11%	47.0000	\$ 424,880	390.8373	\$ 35,332	\$ (13,563)	3.21%	-27.7%	\$ 48,894.88
8	Recreational	\$ 209,900	0.26%	6.5000	\$ 136,435	54.0520	\$ 11,346	\$ 1,385	1.03%	13.9%	\$ 9,960.24
9	Farm	\$ -	0.00%	1.0000	\$ -	8.3157	\$ -	\$ -			\$ -
		\$ 80,306,600	100%		\$ 13,229,885		\$ 1,100,156	\$ 102,282	100.00%		\$ 997,873.80

Impact on Average Taxpayer– 10.25%

			<u>2026</u>	<u>2025</u>	<u>\$ Change</u>	<u>% Change</u>	<u>per mth</u>	
Average Single Family assessed value	\$	210,635	\$	205,535	\$	5,100	2.5%	
Average Strata assessed value	\$	79,591	\$	83,903	\$	(4,312)	-5.1%	
					\$	-		
Average Business assessed value	\$	77,340	\$	70,926	\$	6,414	9.0%	
					\$	-		
Average Single Family municipal taxes	\$	1,751.58	\$	1,500.48	\$	251	16.7%	\$ 20.92
Average Strata municipal taxes	\$	661.86	\$	612.53	\$	49	8.1%	\$ 4.11
					\$	-		
Average Business tax	\$	2,990.56	\$	2,407.69	\$	583	24.2%	\$ 48.57

Municipal Taxation Rate Cap – Class 2 Property

- Applies to Class 2 (Utilities) property for 2000 and subsequent taxation years
- Established under B.C. Regulation 329/96

Rate Limitation

When setting the general municipal tax rate for Class 2 property, the rate must not exceed the greater of:

- \$40 per \$1,000 of assessed value, or
- $2.5 \times$ the general municipal tax rate applied to Class 6 property for the same taxation year

Questions?