

2022 - 2026 Five Year Financial Plan Bylaw & 2022 Tax Rates Bylaw



Preparation of the 2022 Budget

- **Budget Committee:** Mayor Olsen, Councillor Pineault, CAO Kirk and CFO Sinkins
- Meetings held: February 9th, 17th, 23rd, and March 16th
- **Committee of the Whole:** Presentation of Draft 5-year Financial Plan and Tax Rates for 2022 held February 28th
- **Public Budget Presentation and Budget Report to Council:** summarizing feedback from Council at the Committee of the Whole – April 4th
- **Financial Plan Bylaw and Tax Rates Bylaw:** 3 readings April 20th and adoption May 2, 2022.

Operating Budget 2022 Highlights

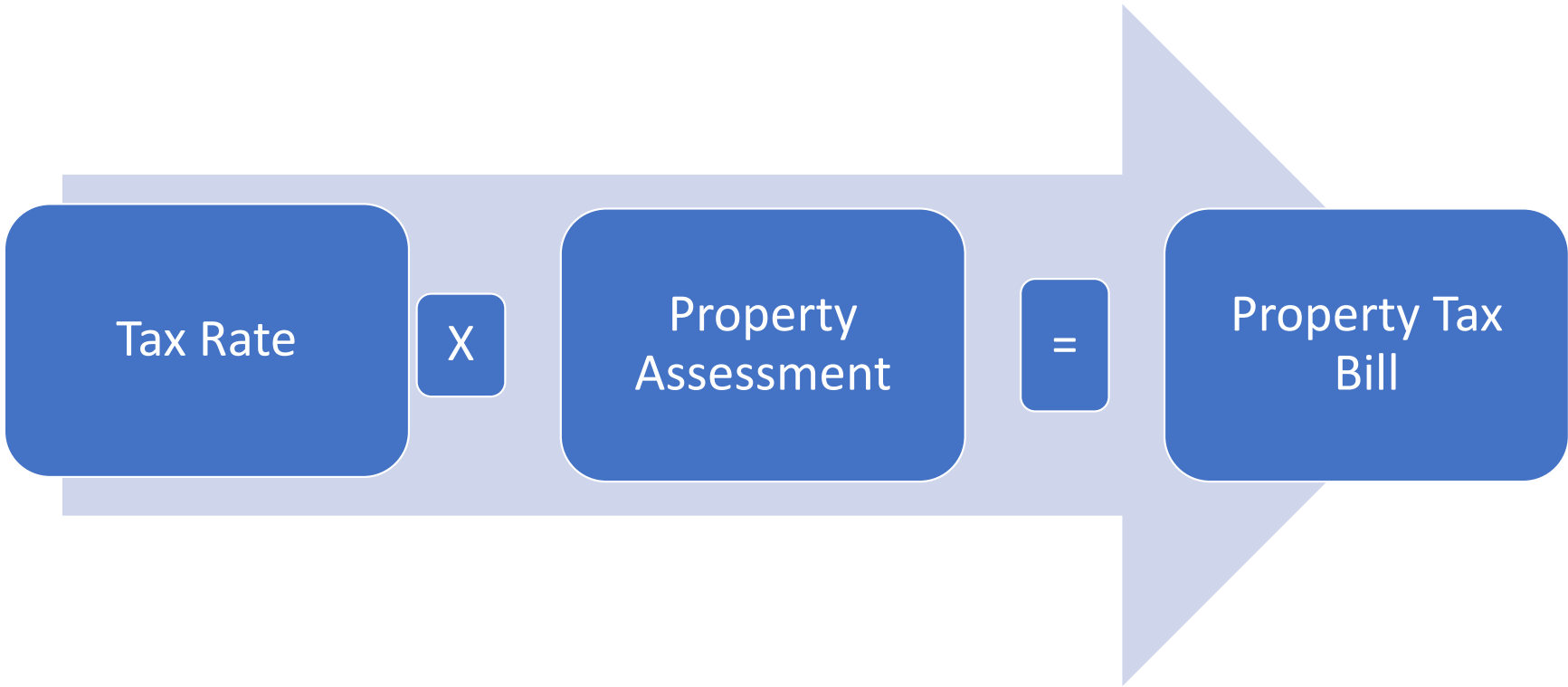
- Restore tax rates to Pre-Covid levels
- Self sufficient Water, Sewer and Youth Centre departments
- Water and water frontage bylaw amendments
- \$20,000 draw from surplus- for election
- New local area service parcel tax for Robertson Island residents

AGENDA

- Proposed Municipal Tax Rates for 2022
- BC Assessments for 2022
- How Assessment Values impact tax rates and BC Assessments video
- Operating revenues and expenses for 2022 by department
- Capital Projects 2022 - 2026
- Compare tax rates to other municipalities
- Review other tax levies that make up the property tax notice

Proposed Municipal Tax Rate 2022

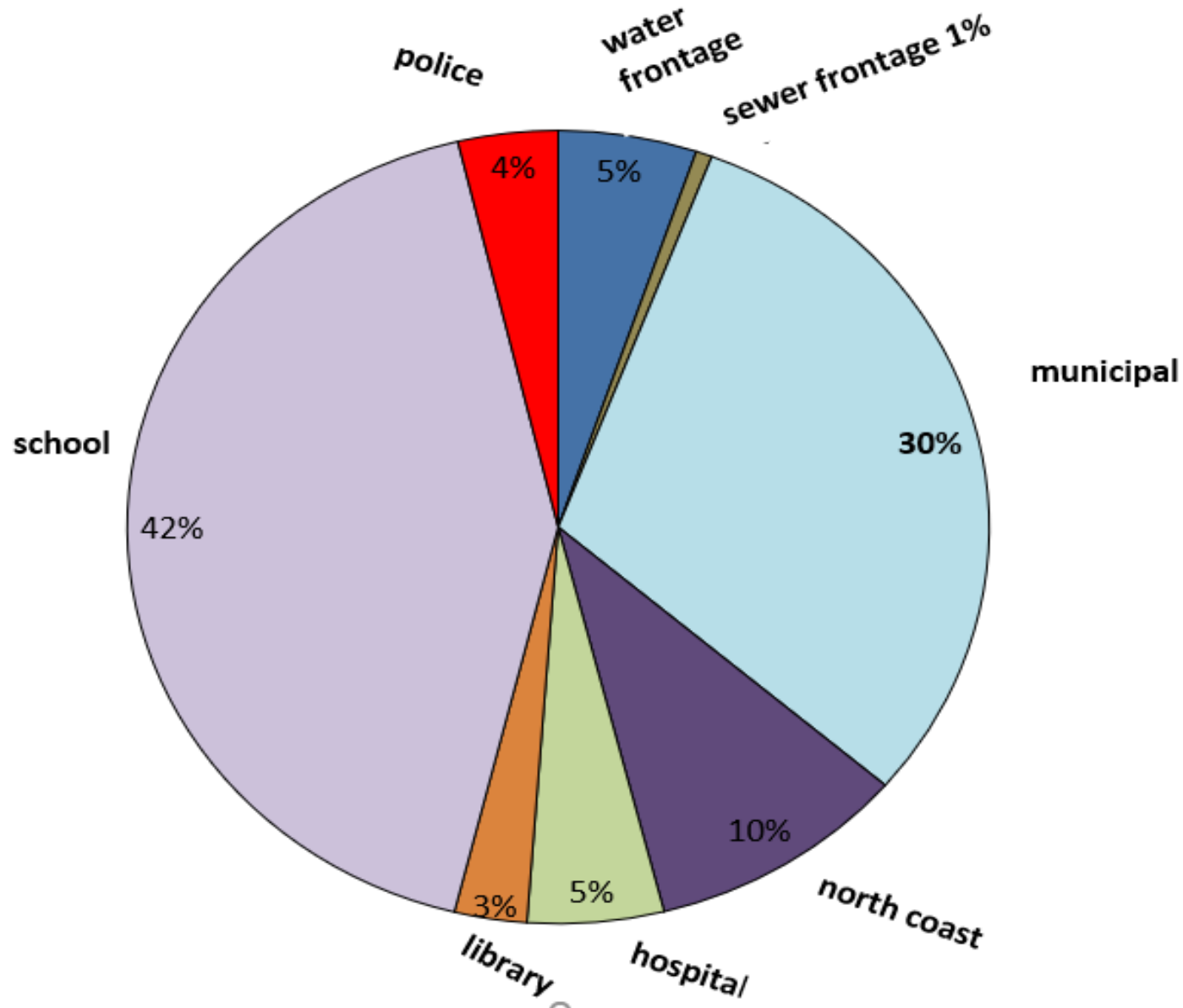
	2022	2021	Pre-COVID 2019
Residential tax rate	2.5191	1.715	2.4636
Business tax rate	6.1718	2.2895	6.0359
Total municipal tax collected	\$454,952	\$222,037	\$277,678
General Surplus	20,000	\$88,233	\$90,000
Total Frontage Tax	\$104,420	\$225,200	\$225,200
Total Parcel Tax	\$22,300	\$22,600	\$22,600
TOTAL MUNICIPAL FUNDS	\$601,672	\$558,070	\$615,478



BC Assessments 2022

Property Class	2022 Assessment (Revised)	2021 Assessment (Revised)	Change from 2021	% increase from 2021
Residential	131,927,050	103,841,962	28,085,088	27.05%
Utilities	577,600	503,800	73,800	14.65%
Light Industry	1,560,800	1,481,900	78,900	5.32%
Business	13,531,700	13,044,850	486,850	3.73%
Managed Forest	297,000	394,200	-97,200	-24.66%
Rec/ Non Profit	155,200	144,400	10,800	12.64%
Farm	1,077	1,077	0	
Net Assessment	148,050,427	119,775,489	28,638,238	23.91%

**Residential
Property Tax Bill
2022:
Assessed at
\$350,000 as a
representational
average.**





RESIDENTIAL ASSESSMENT	\$350,000	\$255,500
YEAR	2022	2021
TAX RATE	2.52	1.715
General Municipal Tax	\$882	\$438
Other levies (estimated)	\$1,843	\$1,214
Frontage Tax (15.24m)	\$168	\$360
Parcel Tax	\$50.45	\$50.45
Total Taxes	2,893	\$2,063
Home Owner Grant	- \$770	-770
Property Tax Payable *Estimate only*	\$2,123	\$1,293

BUSINESS ASSESSMENT	\$200,000	\$200,000
YEAR	2022	2021
TAX RATE	6.17	2.29
General Municipal Tax	\$1,173	\$435
Other levies (estimated)	\$1,554	\$1,638
Frontage Tax (15.24m)	\$168	\$360
Parcel Tax	\$50.45	\$50.45
Home Owner Grant	-\$770	-\$770
Property Tax Payable	\$2,945	\$2,483

OPERATING REVENUES = \$2,011,222	2022 REVENUES	2021 REVENUES
MUNICIPAL PROPERTY TAXES	454,952	222,037
PARCEL TAX	39,774	22,600
TRANSFER FROM GENERAL SURPLUS	20,000	88,233
WATER FRONTAGE	93,800	214,500
WATER UTILITIES	262,702	142,212
SEWER FRONTAGE	10,620	10,700
SEWER UTILITIES	152,520	148,320

OPERATING REVENUES = \$2,011,222	2022 REVENUES	2021 REVENUES
VANCOUVER ISLAND REGIONAL LIBRARY LEVY	38,946	38,535
PAYMENTS IN LIEU OF TAXES	56,671	29,540
OTHER SOURCES	109,775	\$157,650
GRANTS	559,839	\$579,058
SALES OF SERVICES	56,392	\$35,506
SOLID WASTE UTILITIES (North Coast Regional District)	155,232	\$156,240
TOTALS	2,011,222	\$1,845,206

OPERATING EXPENSES 2022 = 2,011,222

Department	Budget 2022	Change from 2021	Reasoning
Administration	529,758	-17,173	Redistribution of wages between admin and youth centre
Legislative	136,330	50,431	Election year Proposed name discussions offset by provincial funds Council lobbying in person at UBCM and AVICC
Insurance	40,054	4,741	Inflation
Other General Gov't	44,778	-202	Reduced by elimination of online billing Increase in expensing Zoom fees

OPERATING EXPENSES 2022 = 2,011,222

Department	Budget 2022	Change from 2021	Reasoning
Public Works	53,799	-9,106	Redistribution of wages between public works departments
Buildings	7,774	-1,276	Moved garage and shop hydro to pw dept
Vehicles	25,700	-800	ICBC Fleet savings
Recreation	35,558	9,558	Gwaii Trust Community Events carried forward
Parks	58,112	9,886	Redistribution of wages between public works departments
Library	38,946	411	Levy increase

OPERATING EXPENSES 2022 = 2,011,222

Department	Budget 2022	Change from 2021	Reasoning
Youth Centre	69,012	23,644	Wages and professional development offset by external grant funding
Spirit Square	1,970	20	Based on last year's usage.
Economic Development	62,595	0	Grant funds forwarded to Misty Isles Economic Development Society
Planning	23,074	21,474	Increased legal and engineer consulting & addition of LAS financing
Cemetery	4,615	2,771	Increased grounds preparation budget
Other Development	15,691	-4,309	Business Façade under-allocated in 2021 carried forward to 2022

OPERATING EXPENSES 2022 = 2,011,222

Department	Budget 2022	Change from 2021	Reasoning
Fire Department	57,494	5,746	Increases to insurance increases & building maintenance
Emergency Department	11,294	2,216	Increase for 911 address tests & EPACT testing
Waste Management	155,232	-1,008	Reduce number of residential accounts
Water	361,112	17,392	Actuals for alarm lines increased & transferring surplus to reserve
Sewer	163,680	42,208	Need to purchase a grinder & transferring surplus to reserve
TOTAL	2,011,222	166,017	

WATER DEPARTMENT	
WATER UTILITES	262,702
WATER FRONTAGE	93,800
WATER FRONTAGE PAYMENT IN LIEU OF TAX	4,610
TOTAL REVENUES	\$361,112
WATER DEPARTMENT EXPENSES	\$346,863
PLANNED SURPLUS TO WATER RESERVE	\$14,249

SEWER DEPARTMENT	
SEWER UTILITIES	152,520
SEWER FRONTAGE	10,620
SEWER FRONTAGE PAYMENT IN LIEU OF TAX	540
TOTAL REVENUES	163,680
SEWER DEPARTMENT EXPENSES	\$144,768
PLANNED SURPLUS TO SEWER RESERVE	\$18,912

YOUTH CENTRE DEPARTMENT	
RECREATION PARCEL TAX	12,300
GWAI TRUST YOUTH CENTRED GRANT	\$10,000
OTHER GRANTS CARRIED FORWARD FROM 2021	11,923
HAIDA GWAI CHILD AND FAMILY SERVICES	20,000
DONATIONS	1,000
FUNDRAISING GOAL (NET)	13,789
TOTAL REVENUES	69,012
YOUTH CENTRE DEPARTMENT EXPENSES	69,012
SURPLUS/(DEFICIT)	0.00

CAPITAL PROJECTS 2022- 2026

- 2022 CAPITAL PROJECTS
- 2023-2026 CAPITAL PROJECTS

2022 CAPITAL PROJECTS	TOTAL PROJECT COSTS	2022 CAPITAL COSTS	FUNDING	TO BE ALLOCATED (SUGGESTIONS)
COASTAL FLOODING & RISK ASSESSMENT (IN PROGRESS)	142,113	89,168	UBCM Community Emergency Preparedness Fund	
FIRE HALL GENERATOR (IN PROGRESS)	45,000	17,565	UBCM Community Emergency Preparedness Fund - \$25,000 Gwail Trust - \$10,000	UBCM CCBF/ Gas Tax - \$10,000
TRAIL STRATEGY (YET TO START)	11,150	11,150	Rural Dividend Fund - \$10,000	UBCM CCBF/ Gas Tax - \$1,150
CHN FLAG POLE & FLAG (YET TO START)	14,507	14,507	Indigenous Partnership Stream – \$7,254 (Pending)	UBCM CCBF/ Gas Tax - \$7,253
XAAYDA KIL STREET NAMING (YET TO START)	12,000	12,000	Indigenous Partnership Stream (pending) NDIT Community Places (pending) Northern Capital and Planning Grant	

2022 CAPITAL PROJECTS	TOTAL PROJECT COSTS	2022 CAPITAL COSTS	FUNDING	TO BE ALLOCATED (SUGGESTIONS)
CAUSTIC SODA MIXER	11,000	11,000	TBD	UBCM CCBF/ Gas Tax -
FIRE DEPARTMENT EQUIPMENT	78,350	78,350	TBD	SOURCE GRANT FUNDS
EVACUATION CENTRE SUPPLIES	12,250	12,250	TBD	SOURCE GRANT FUNDS
BOB CAT	60,000	60,000	TBD	SOURCE GRANT FUNDS
TRANSPORTATION NETWORK IMPROVEMENT PROJECT (IN PROGRESS)	\$4,070,210	\$1,007,877	UBCM Strategic Priorities Fund	
SECONDARY WATER INTAKE (IN PROGRESS)	358,273	322,759	UBCM CCBF/ Gas Tax - \$322,759	

2022 CAPITAL PROJECTS	TOTAL PROJECT COSTS	2022 CAPITAL COSTS	FUNDING	FUNDING TO BE DECIDED
CHLORINATOR	51,596	25,798		
WASTEWATER TREATMENT CONSULTATIONS (YET TO START)	20,000	20,000	Infrastructure Planning Grant Program (PENDING)	
PUBLIC WORKS IMPROVEMENTS – F-150 (YET TO START)	39,000	39,000	Gwail Trust - \$30,000	UBCM CCBF/ Gas Tax – \$9,000
LAWN MOWER	3,700	3,700	Northern Capital and Planning Grant	
TOTAL 2022 CAPITAL PROJECTS		\$1,932,397		

2023 CAPITAL PROJECTS	TOTAL PROJECT COSTS
SEWER TREATMENT DESIGN	2,123,273
WELL DECOMMISSIONS	24,000
NEW FIRE TRUCK	600,000
COMMUNITY ACCESSIBILITY PLAN	28,000
UPGRADE CEMETERY FACILITIES	50,000
ASSET MANAGEMENT- FACILITIES	30,000
SEAWALK EXTENSION	855,219
ENERGY EFFICIENT HEATING UPGRADES	40,000
AUTOMATED EXTERNAL DEFIBRILLATORS (AEDS)	7,500
UV FILTERS AND HEATERS	22,000

2023 CAPITAL PROJECTS	TOTAL PROJECT COSTS
EVACUATION ROUTE PLANNING	33,288
2024 CAPITAL PROJECTS	TOTAL PROJECT COSTS
2 ADDITIONAL TSUNAMI SIREN POLES	138,620
SEWER TREATMENT FACILITY CONSTRUCTION (YEAR 1 OF 3)	7,019,500
2025 CAPITAL PROJECTS	TOTAL PROJECT COSTS
EMERGENCY CACHE	50,000
SEWER TREATMENT FACILITY CONSTRUCTION (YEAR 2 OF 3)	7,019,500
2026 CAPITAL PROJECTS	TOTAL PROJECT COSTS
SEWER TREATMENT FACILITY CONSTRUCTION (YEAR 3 OF 3)	7,019,500

How do we compare to other municipal tax rates on island?

Property Class	Queen Charlotte (2022)	Port Clements (2021)	Masset (2021)	Prince Rupert (2022)
Residential	2.5191	2.9032	6.7639	5.50413
Utilities	39.99	10.1611	23.6737	54.4098
Light Industry	8.565	9.8708	22.9973	20.0274
Business & Other	6.1718	7.1128	16.5716	22.4194
Managed Forest	7.5573	8.7095	N/A	N/A
Rec/Non Profit	2.5191	2.9032	6.7639	3.7497

How do we compare to other municipal tax rates on island?

	Queen Charlotte	Port Clements	Masset
General Municipal Tax Collected	\$454,952	\$114,000 (approx.)	\$700,000 (approx.)
Frontage Tax	\$104,420	88,300	n/a
Parcel Tax (Recreation & LAS)	\$39,774	n/a	n/a
TOTAL	\$599,146	\$202,300 (approx.)	\$700,000 (approx.)

Other property tax levies in QC

	2022	2021
North Coast Regional District	\$140,802	
Hospital	Not yet available	83,130
School	Not yet available	484,808
Police	Not yet available	45,107
Library	38,946	
BC Assessments	\$6,686	
Municipal Finance	Not yet available	29,20

Questions ? Comments ?

Questions and or comments from the public?

Property Tax Revenues	Total	Tax rate
Municipal Tax	\$454,952	2.5 – residential 6.2 – business
Water Frontage (with amendment)	\$93,800	\$9.86/metre frontage
Sewer Frontage	\$10,620	\$1.16/metre frontage
Recreatio Parcel Tax	\$22,300	\$50.45/ property
Surplus transfer	\$20,000	\$5,000 requisitioned over past 4 years
Transfer to Water Reserve	\$14,249	
Transfer to Sewer Reserve	\$18,912	