

DISTRICT OF LANTZVILLE

2018-2022 FINANCIAL PLAN

November 6, 2017

Legislative Requirement

- Financial Plan – Section 165 and 166 of the *Community Charter*
 - Be adopted annually by bylaw, before the annual tax rate bylaw is adopted (before May 15th)
 - Be for a 5-year period (2018-2022)
 - For each year, set out the proposed expenditures, funding sources and transfers to or between funds
 - Set out the municipality's revenue and tax policies and objectives



Revenue

- Property Taxes
 - Based on assessed value
- Parcel Taxes
 - Based on area of land or a flat amount per parcel
- User Fees
 - Based on service used
- Utility 1%
 - Based on 1% of prior years' income (Telus, Shaw, Fortis, Hydro)



Revenue Continued

- PILT (Payment in Lieu of Tax)
 - Government & crown corporations exempt from paying tax under Section 125 of the *Constitution Act, 1867*
 - PILT is a way of making a payment to municipal governments for services it receives
 - Lantzville has one PILT from Hydro
- Grants
 - Small Community Works Fund
 - Around \$442K per year
 - Gas Tax
 - As funds are restricted not recognized into revenue until a capital project takes place. Around \$200k/year



Revenue Continued

- Other
 - Penalties
 - Interest (arrear, delinquent, cash)
 - Donations (park bench contribution, developers)
 - Application fees (DVP, subdivision, etc.)
 - Inventory sales (garbage tags, bins)
 - Fire Suppression agreement (Nanoose First Nations)
 - Contribution from surplus



Surplus

- The difference between Revenue and Expense each year is transferred into surplus
- Many revenues are tied to specific expenses and only recognized when the expense takes place
- Surplus is mainly the difference between tax funds received and tax funded expenses



Operating Funds

- The District has three funds that operate as if they were distinct entities
 - ▣ General
 - ▣ Sewer
 - ▣ Water
- Revenues and expenditures must balance within each fund



Property Tax Classes

- Class 1 – Residential
- Class 2 – Utilities (capped rate)
- Class 5 – Light Industry
- Class 6 – Business
- Class 7 – Forest
- Class 8 – Recreation/Non-Profit
- Class 9 – Farm



Assessment

- Completed Roll (December 31st)
- Revised Roll (March 31st)
- NMC = Non Market Change or New Assessment
 - Calculation process – exclude NMC to obtain same taxes as prior year
 - Apply rate to NMC
 - Adjust all rates/multiples for additional taxes as required
 - Review distribution among classes. Adjust per Council policy/direction
 - Average Single Family = 2018 unknown at this time
\$536,265 (2017)



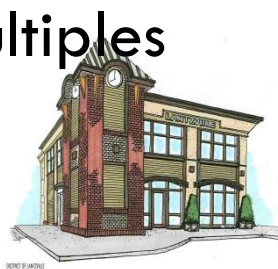
Property Taxes - Continued

- ❑ Completed Roll will not be available until December 31st and the Revised roll will not be available until March 31st.
- ❑ NMC estimated at this time with margin for change.



Property Taxes - Continued

- Tax Rates are set per \$1,000/assessment
- Tax Multiple (also known as the Tax Ratio) is the ratio between the Residential Tax Rate and the Tax Rate of another class
- Section 197 (3) (b) allows separate rates for revenue to be raised for different purposes, but the ratio between classes must remain the same for all purposes
 - General and Library taxes must use the same multiples



Property Taxes - Others

- The District collects and remits taxes on behalf of other taxing authorities. The tax amounts and rates are set external to the District and are entirely out of the District's control.
 - RDN (general and hospital taxes)
 - School (SD68 and 69) on behalf of the Province
 - Policing on behalf of the Province
 - BC Assessment Authority
 - Municipal Finance Authority
 - Regional Library



Property Taxes Collected

Type	% Total Revenue (2017)
General Municipal	35%
School District	39%
Nanaimo Regional District - General	13%
Nanaimo Regional District - Hospital	4%
Library	4%
Policing	4%
BC Assessment Authority	1%
Municipal Finance Authority	0%



Non-Core - General Government

- Economic Development Strategy & Branding - \$70,000
- DCC Review - \$7,000
- Increase to Legal - \$32,000
- Costin & Heritage Hall Plan - \$10,000
- Service Capacity Review - \$25,000
- Council Chamber Conference Phone - \$1,280
- 12-month Deputy Director of Financial Services - \$111,720 (total cost)



Non-Core - General Government

- ❑ OCP Completion - \$10,000
- ❑ Fire Association Fireworks Funding - \$4,500
- ❑ Increase to Admin Casual Hours - \$9,828 (ongoing request)
- ❑ Director of Corporate Admin Vacation Coverage - \$7,875 (ongoing request)
- ❑ eHOG Software - \$6,000



Non-Core - Planning

- Zoning Bylaw Review - \$22,000
- Development Application Review - \$2,000



Non-Core - Parks & Recreation

- Copley Ridge Recreation (Woodlot) Trail - \$4,000
- Interpretive Signage - \$3,500
- Fernmar Road to Andrea Cres via Copley Park Trail - \$5,500



Non-Core - Transportation

- Mobile Radio Installation - \$540 (funding in Sewer/Water as well)
- Roads Master Plan - \$100,000 (2022)



Non-Core - Sewer

- Mobile Radio Installation - \$1,080 (funding in General and Water as well)



Non-Core - Water

- Mobile Radio Installation - \$3,780 (funding in General and Sewer as well)



2018-2022 Capital Budget



General Government

Project	2018	2019	2020	2021	2022
Costin Hall Upgrades		97,000			
Men's Washroom – Costin Hall	11,220				
Heat Pump – Costin Hall	10,000				
Flat Roof – Costin Hall		12,500			
Drop Ceiling – Costin Hall				10,000	
Heritage Church Upgrades		146,000			
Website Upgrade	15,000				
Phone System	30,000				
General Government Total	66,220	255,500	-	10,000	-



Protective Services

Project	2018	2019	2020	2021	2022
Fire Hall – Additional Office		75,000			
Fire Hall – New Kitchen		25,000			
Duty Truck Replacement			45,000		
Replace Engine-6	400,000				
Replace Engine-3					300,000
Protective Services Total	400,000	100,000	45,000	-	300,000



Transportation - Roads

Project	2018	2019	2020	2021	2022
Peterson Road	279,298				
Portion of Aulds Road Replacement	200,000				
Harper Road Replacement			326,000		
Venture Road Replacement					250,000
Clark Cres				245,000	
Alger Road Asphalt Replacement				230,000	
Seaview Parking Lot Upgrade	34,000				



Transportation – Storm Drain/PW

Project	2018	2019	2020	2021	2022
Clark Alger Road Crossing of Bloods Creek.				350,000	
Installation of Piping Along Huddleston Road		200,000	200,000		
Rumming Road Drainage	425,000				
Lantzville Road Culvert Crossing @ 7502 Lantzville Road	175,000				
Culvert Replacement Dickinson Road Bloods Creek Head Wall		25,000			
Replace Half Ton Truck		55,000			
Replace 3 Ton Dump Truck				85,000	
Backhoe Replacement			132,000		
Dodge 2500 Replacement					70,000
Transportation Total	1,113,298	280,000	658,000	910,000	320,000

Parks & Recreation

Project	2018	2019	2020	2021	2022
Copley Park Upgrades		80,000			
Huddleston Upgrades	142,000				
E&N Trail Portion From Ware Road to Phillip Road Along Railway				500,000	500,000
Parks Total	142,000	80,000	-	500,000	500,000



Sewer Fund

Project	2018	2019	2020	2021	2022
Sewer Phase 3	3,000,000	3,000,000	780,000		
Sewer Total	3,000,000	3,000,000	780,000		



Water Fund

Project	2018	2019	2020	2021	2022
Aulds Rd Reservoir Replacement	1,786,000				
Water Main Replacement Peterson Road, Lynn To Lantzville Road	320,000				
Well #5 Rehabilitation	50,000				
Metro and Mart Roads and Lantzville Road Watermain	343,919				
Industrial Road				434,454	
SCADA Upgrade		87,500			
Water Total	2,499,919	87,500	-	434,454	-



Tax Rates

- Tax Rates Distribution Bylaw will be considered in the Spring once Assessment Data is available.
- 2018 estimated Tax Rate increase of 5.42%



Questions?

- Any Public Questions or Comments?

