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Town of The Pas

FINANCIAL PLAN PRESENTATION – 2023

May 24, 2023



# Property Taxes

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- The Town of The Pas levies taxes in order to provide services to the community. The Town collects taxes on behalf of provincial schools and on behalf of Kelsey School Division.
- Tax notices are sent out in June/July of each year and are due August 31st in each year. Taxes paid in August cover a period from January to December of that year.
- There is a 1.25% per month penalty added to taxes that are not paid by August 31st.



# 2023 Budget Priorities

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- Maintain and review levels of service, in comparison to previous years.
- Maintain and create additional, self-sustaining infrastructure.
- Ensure available financial resources to participate in future Federal, Provincial, and Municipal programs when available.

# Mill Rate Calculations

- 1 Mill = 1/1000<sup>th</sup> of a dollar  
Link <http://www.townofthepas.ca/p/property-taxes>
  - 1 Mill = \$201,390 in revenue for 2023

## How property taxes are calculated

- property taxes are calculated by multiplying the portioned assessed property value by the mill rate
- the mill rate is the tax rate; 1 mill = 1 tenth of 1 cent, or \$1 per thousand dollars of assessed property value
- ***assessed property value is the market value of property determined by the Provincial Assessment Branch based on prevailing local real estate market conditions***
- portioned assessment value is then determined by multiplying the assessed value by a rate of 45% for residential property and 65% for commercial property

## Examples

- Residential: (assessed value \$200,000)/1,000 x 45% x residential mill rate of 53.905 = \$ 4,851
- Commercial: (assessed value \$200,000)/1000 x 65% x commercial mill rate of 62.045 = \$ 8,066

2022 Rates  
Res: 53.346  
Com: 62.066

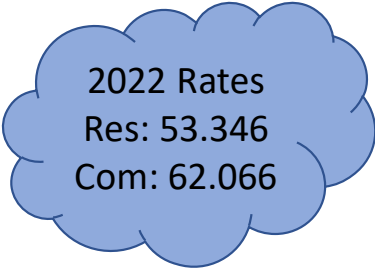
# Mill Rate Calculations

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## Examples

- Residential:  $(\text{assessed value } \$200,000) / 1,000 \times 45\% \times \text{residential mill rate of } 53.905 = \$ 4,851$
- Commercial:  $(\text{assessed value } \$200,000) / 1000 \times 65\% \times \text{commercial mill rate of } 62.045 = \$ 8,066$
- ***assessed property value is the market value of property determined by the Provincial Assessment Branch based on prevailing local real estate market conditions***

2022 Total Assessed Value	198,382,080
2023 Total Assessed Value	201,389,880
Difference	3,007,800



2022 Rates  
Res: 53.346  
Com: 62.066

- The increase 1.52% in assessed value decreased the total mill rate by 0.59 mills



## Property Value – Tax Relationship

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- Property growth value of 1.52% (\$3,007,800) with the Town of The Pas from 2022. This increase in assessed value decreases the overall mill rate.
- Property Value Breakdown:
  - Residential = 64.16%
  - Commercial = 35.82%
  - Farm Property = 0.02%
- Provincial Portioning System – Property tax is split between residential (45%) and commercial (65%) applied to their assessed values.

# 2023 Budget

## *What to Anticipate*

- Total Residential Property Tax Mill Rate = 53.905
- Municipal Tax Revenue = \$ 8,021,569
  - 1.05% increase from 2022 Mill Rate
  - 4.08% increase from 2022 Tax Revenue
  - 1.90% change from 2021 Mill rate
  - 6.13% increase from 2021 Tax Revenue

Year	Mill Rate	Tax Revenue
2023	53.905	\$8,021,569
2022	53.346	\$ 7,707,158
2021	52.902	\$ 7,557,898
2020	51.240	\$ 7,212,977

# Municipal Mill Rate Comparison

- Mill Rates Comparison:

- 2023 = 53.905 (1.05% increase)
- 2022 = 53.346 (0.84% increase)
- 2021 = 52.902 (3.24% increase)
- 2020 = 51.240 (-4.31% decrease)
- 2019 = 53.550 (1.90% increase)

- **Average annual increase over last 5 years 0.544%**

- **Average annual CPI increase over last 5 years 3.086%**

With the increase in assessed value of \$3 mill and the increase in the government general operating grant of \$277,911 the over mill rate was decreased by 1.97 mills







## 2022 Residential Mill Rate Comparison

Community	Total Assessment	Total Mill Rate (Includes school tax)	General Mill Rate (does not include school tax)
<b>The Pas</b>	<b>198,382,080</b>	<b>53.346</b>	<b>38.496</b>
Thompson (1)	442,852,790	55.421	26.150
Flin Flon (1)	130,037,380	39.630	16.830
Snow Lake (1)	43,770,850	45.820	32.659
Churchill	40,086,090	68.930	55.766

- (1) These communities have special service levies. If not legislated, would increase their mill rates.

# 2023 Budget

## *What to Anticipate*

### \$ 1,750,000 in New Capital Improvements

- Arena Chiller
- Parks and Walking path lighting project
- Fire Tanker
- Public Works trucks for fleet
- Electric Vehicle charging station
- installation of playground equipment
- Public Works Tandem Truck
- Wax court in Wellness Center
- Full details on page 13 of Financial Plan

### \$ 700,000 in Capital Infrastructure renewal programs

- Patching and Crack Sealing of LaRose, Cathedral and 7<sup>th</sup> Street
- Repair and paving of McDonald

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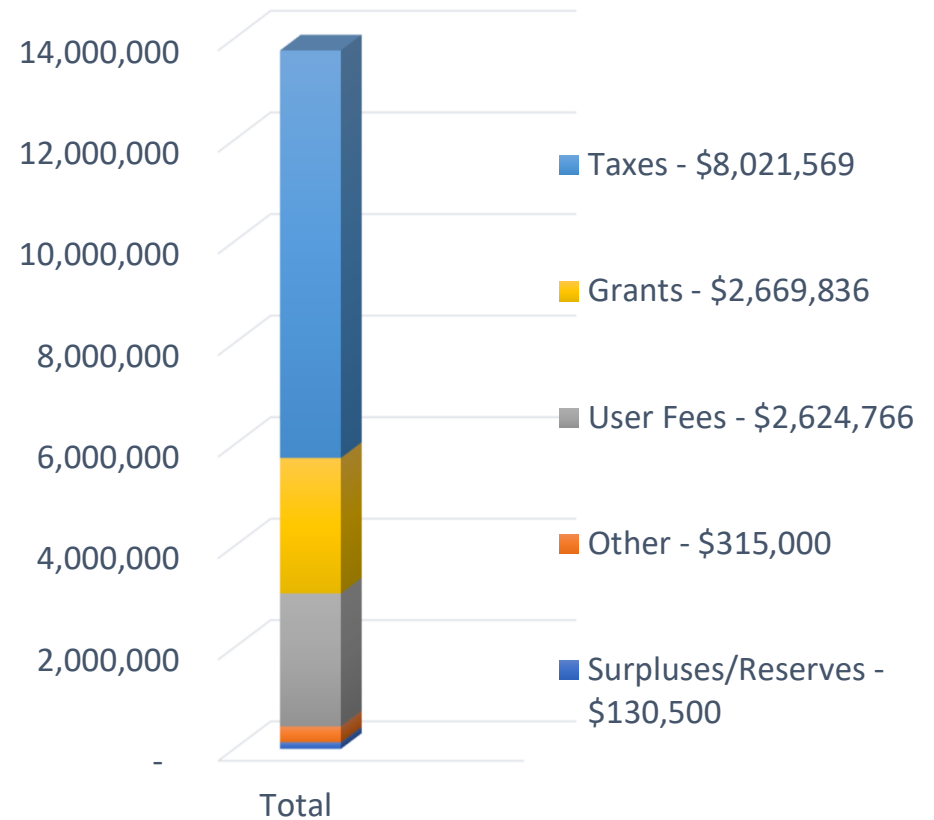
# Revenues



# 2023 Municipal Revenues

**Total revenue - \$ 13,761,671 – 11% increase from 2022**

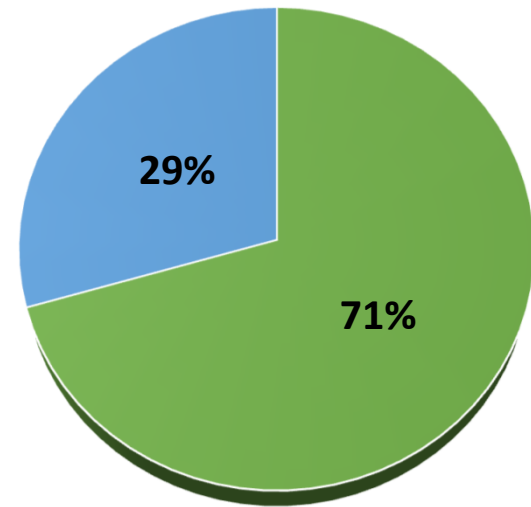
- Increase in Tax revenue \$308,370
- Increase in Gov't Operating grant \$277,900
- Increase in project grants
  - \$80,000 Electric vehicle charging stations
  - \$18,900 pool study
  - \$124,900 Parks and walking path lighting project
  - \$225,000 Arena Chiller
- Increase in Accommodation Tax \$20,000



2022 municipal revenue \$12,372,794

# Education Tax

- Education Tax accounts for 29% of all property taxes in 2023
- Municipality has no responsibility in establishing the education levy.
- Province is currently in the process of phasing out the education tax from property tax collection system.



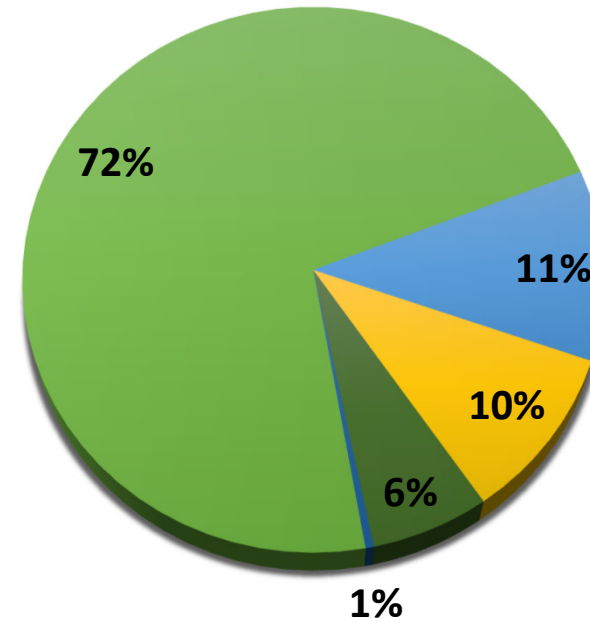
■ Municipal Tax - \$8,021,569  
■ Education Tax - \$3,353,172

2022 Education Tax \$3,421,842 / Municipal tax \$7,707,158

# Federal and Provincial Grants – 19% of total Revenue

**Total Grant Revenue- \$ 2,669,836 – 35% increase from 2022 (3.44 mills)**

- Increase in Gov't Operating grant \$277,900 (53.42% increase from 2021)
- Increase in project grants
  - \$80,000 Electric vehicle charging stations
  - \$18,900 pool study
  - \$124,900 Parks and walking path lighting project
  - \$225,000 Arena Chiller
- Increase in Accommodation Tax \$20,000



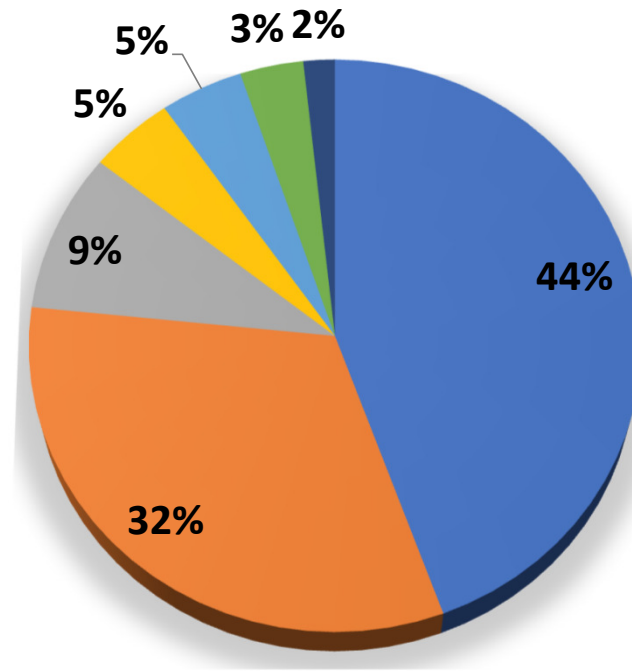
■ Provincial grants \$1,917,578    ■ Federal Gas Tax \$302,075  
■ CDI Bi-pole \$268,183        ■ Accommodation Tax \$170,000  
■ Other \$12,000

2022 Grant revenue \$1,977,172

# User Fees -19% of Total Revenue

**Total User Fee Revenue- \$ 2,624,766 – 14% increase from 2022 (1.56 mills)**

- Increase in revenue projected for the Airport due to fuel sales (\$200,000)
- Increase in projected revenue for Kelsey Recreation Commission ( 92,000) as the various programs recover from Covid. E.g., included
  - Pool, ice and muti-purpose room rentals
  - Specific purpose grants from for the museum



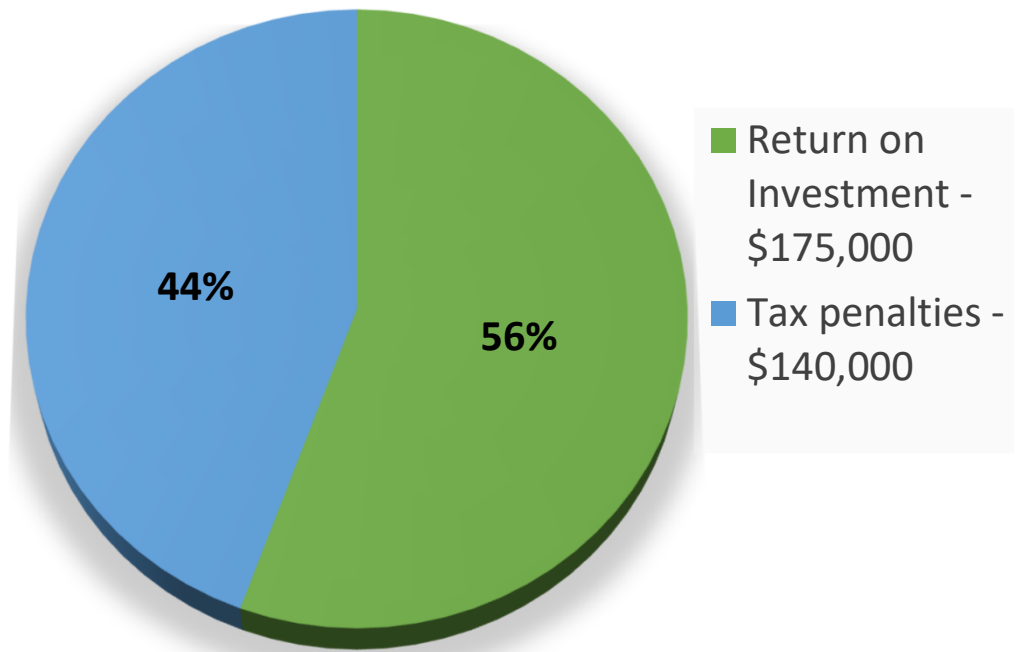
Transportation -	\$1,166,193
Recreation & Cultural -	\$844,711
Environmental Health -	\$237,362
Licenses and Permits -	\$121,500
Protective Services -	\$119,050
Government Services -	\$90,950
Public Health & Welfare -	\$45,000

2022 User fee revenue \$2,310,964

# Other Revenues - 2% of Total Revenue

**Total Other Revenue - \$ 315,000 – 19% increase from 2022 (0.25 mills)**

- Increase due to interest revenue from increased interest rates



2022 Other revenue \$265,000

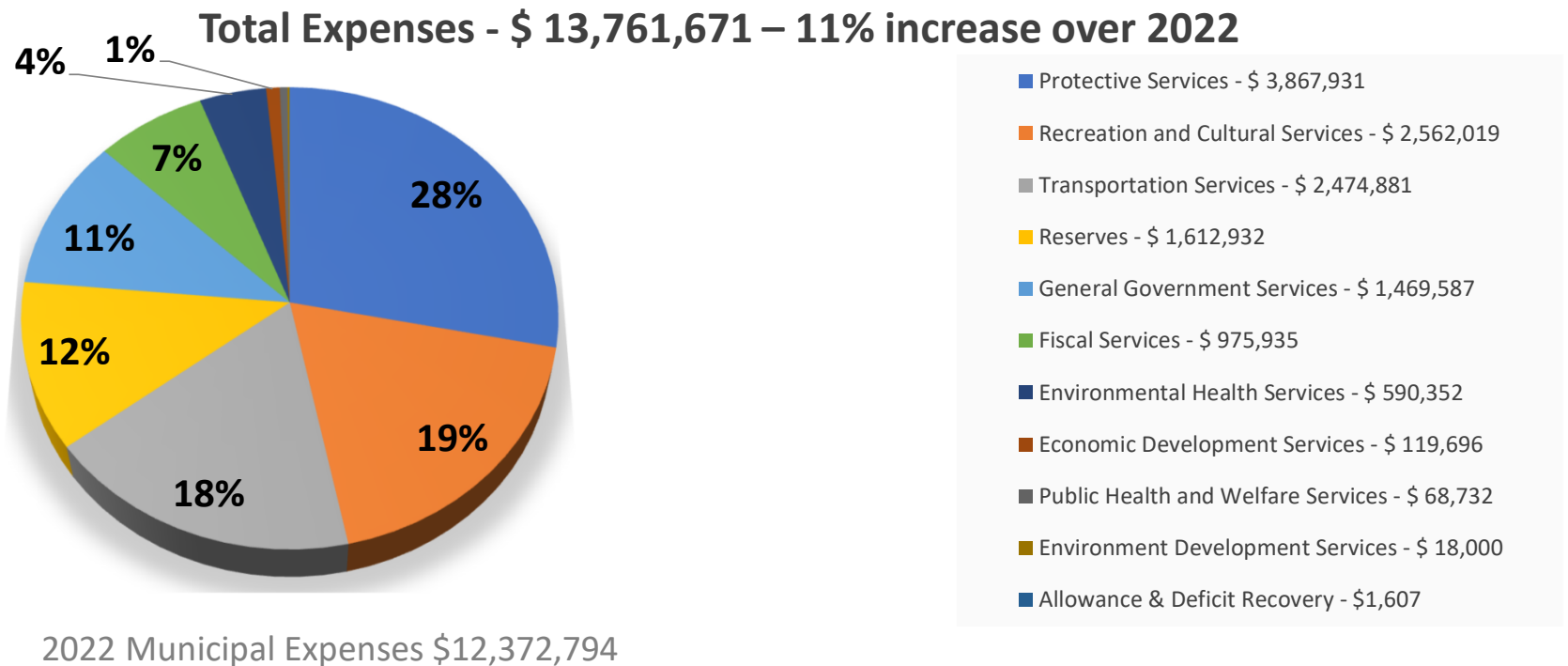




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# Expenses

# 2023 Municipal Expenditure



# Protective Services RCMP

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- Police Services make up 24% of total municipal expenditures
- We are budgeting a 1.07% decrease from 2022 (0.18 mills due to less than anticipated retro pay).

Police Costs Over Time (budget)



# Protective Services

## Total Protective Services Expenses - \$ 3,867,931 – 4% increase from 2022 (0.68 mills)

- RCMP
  - \$3,287,111
- Fire Services
  - \$426,298
- Other (Bylaw, Animal Control, EMO)
  - \$154,522



2022 Protective Services \$3,730,679

**Total Rec and Cultural Expenses - \$ 2,562,019 – 16% increase from 2022  
(1.76 mills)**

- Community Centers = \$ 668,156
- Swimming Pool = \$ 550,436
- Skating Rink & Arena = \$ 509,462
- Museums = \$ 270,338
- Recreation = \$ 206,727
- Parks and Playgrounds = \$ 181,200
- Library = \$ 175,700

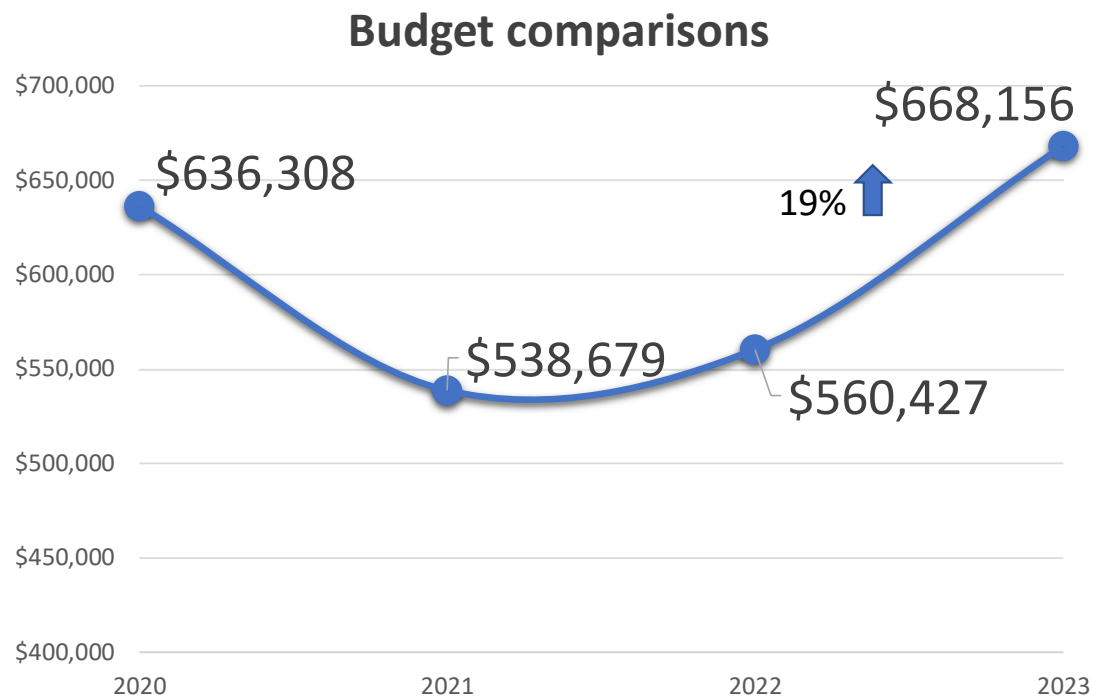


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## Recreation and Cultural Services

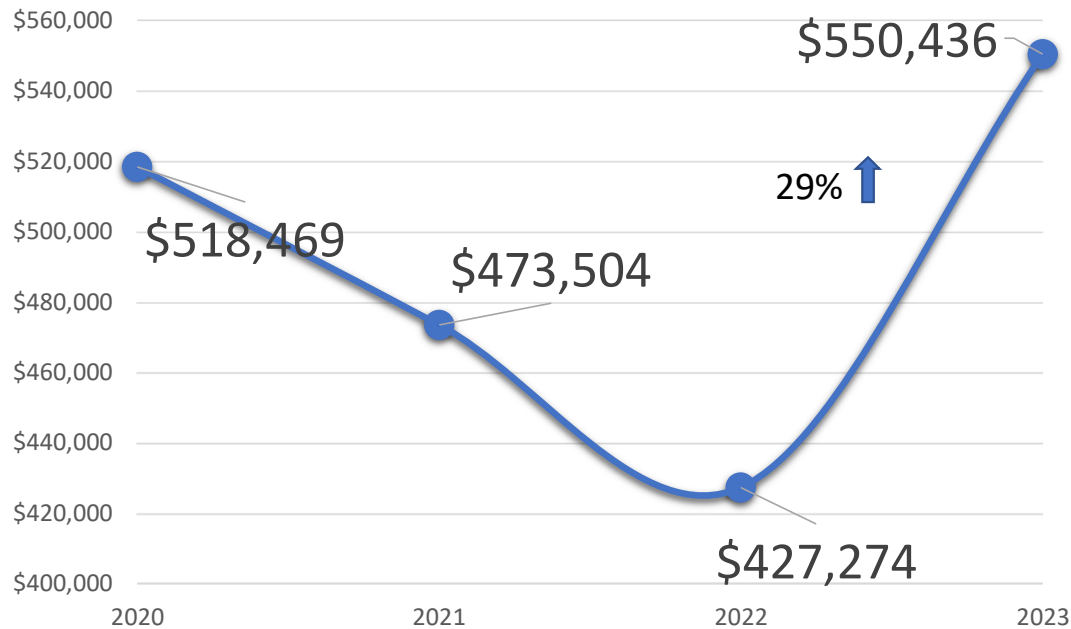
2022 Rec and Cultural Services \$2,206,999

# Recreation Services – Community Centres



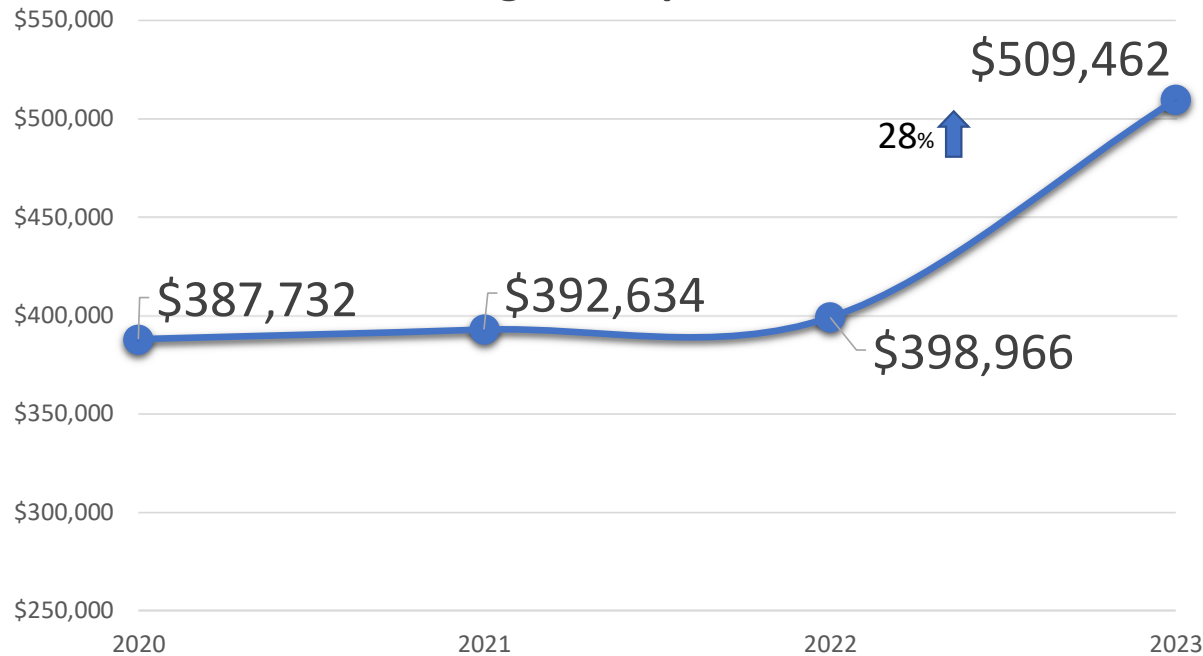
# Recreation Services – Swimming Pool

Budget comparisons



# Recreation Services – Skating Rink & Arena

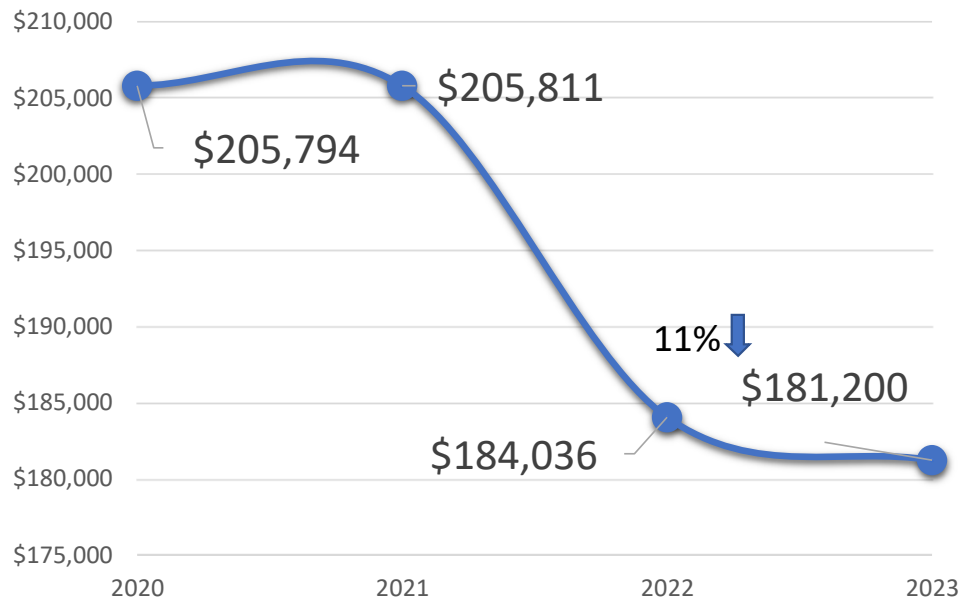
Budget comparisons





# Recreation Services – Parks and Playgrounds

Budget comparisons



# Transportation Services

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**Total Transportation Expenses - \$ 2,474,881 – 18% increase from 2022 (1.84 mills)**

- Airport - \$1,114,164
- Road & Sidewalk maintenance and repairs - \$582,241
- Administrative expenses \$268,485
- Snow and Ice Removal - \$210,621
- Street Lighting - \$164,540
- Storm Sewers and Drainage - \$72,580
- Street Cleaning - \$32,650
- Traffic Services - \$29,600

2022 Transportation Services \$2,105,117



# General Government Services

## Total General Government Expenses - \$ 1,469,587 – 7% increase from 2022 (0.49 mills)

- Administrative
  - \$564,889
- General Sundry (Utilities, repairs, etc.)
  - \$413,190
- Other (legal, audit, insurance, etc.)
  - \$132,150
- Office (supplies, postage, etc.)
  - \$124,963
- Office (supplies, postage, etc.)
  - \$124,963
- Legislative
  - \$119,702
- General Grants
  - \$114,692



2022 General Government Services \$1,363,531

# Fiscal Services

**Total Fiscal Services Expenses - \$ 975,935 – 72% increase from 2022**



**Debenture Debt Payments = \$567,160 – no change from 2021**

Full details on side 35



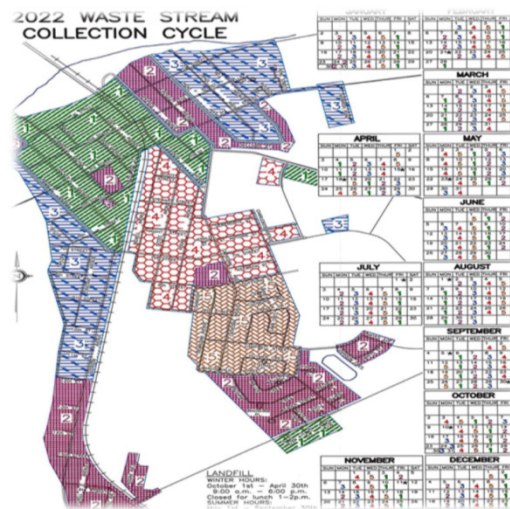
**Capital Programs from Taxes = \$0**

The \$448,775 related to capital programs will be covered by grant funds in 2022.

2022 Fiscal Services \$567,160

## Total Environmental Health Expenses - \$ 590,352 – 5% increase from 2022 (0.14 mills)

- Landfill = \$ 272,557
- Waste Collection = \$ 208,145
- Recycling = \$ 109,650



## Environmental Health Services

2022 Environment Health Expense \$561,699

# Economic and Environmental Development Services

## Total Eco & Enviro Development Expenses - \$ 119,696 – 1444% increase from 2022 (0.56 mills)

- Large increase from 2022, as the Community Development Corporation grant was covered under Bi-pole fund for the 2022 year only.
- **This is now comparable to 2021 and prior years.**
- Community Development Corporation = \$165,846
- Beautification and Land Rehabilitation = \$ 18,000
- Kelsey Planning District = \$ 2,500
- Tourism = \$ 1,350



2022 Economic and Environmental Development Services \$7,750

# Public Health and Welfare Services

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- **Total Public Health Expenses - \$68,732 – 7% decrease from 2022 (0.02 mills)**

2022 Public Health and Welfare Expense \$73,707



# 2022 Capital Projects



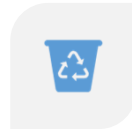
FIRE TANKER



CENTENNIAL PARK LIGHTING PROJECT



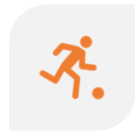
ARENA CHILLER PHASE 2



LANDFILL EXPANSION FEASIBILITY STUDY



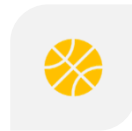
PATCHING AND PAVING



INSTALL NEW PLAYGROUND EQUIPMENT AT TOT LOT



NEW TANDEM TRUCK FROM PUBLIC WORKS

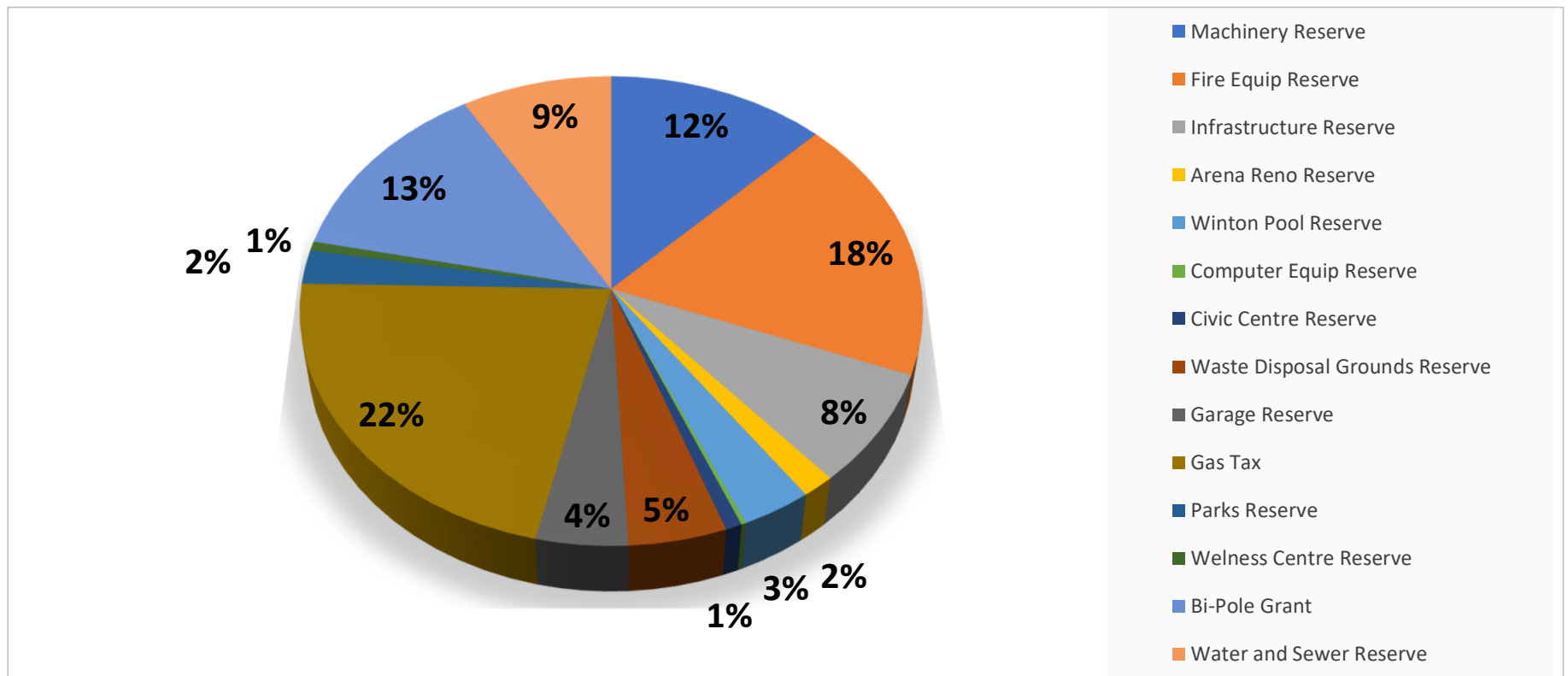


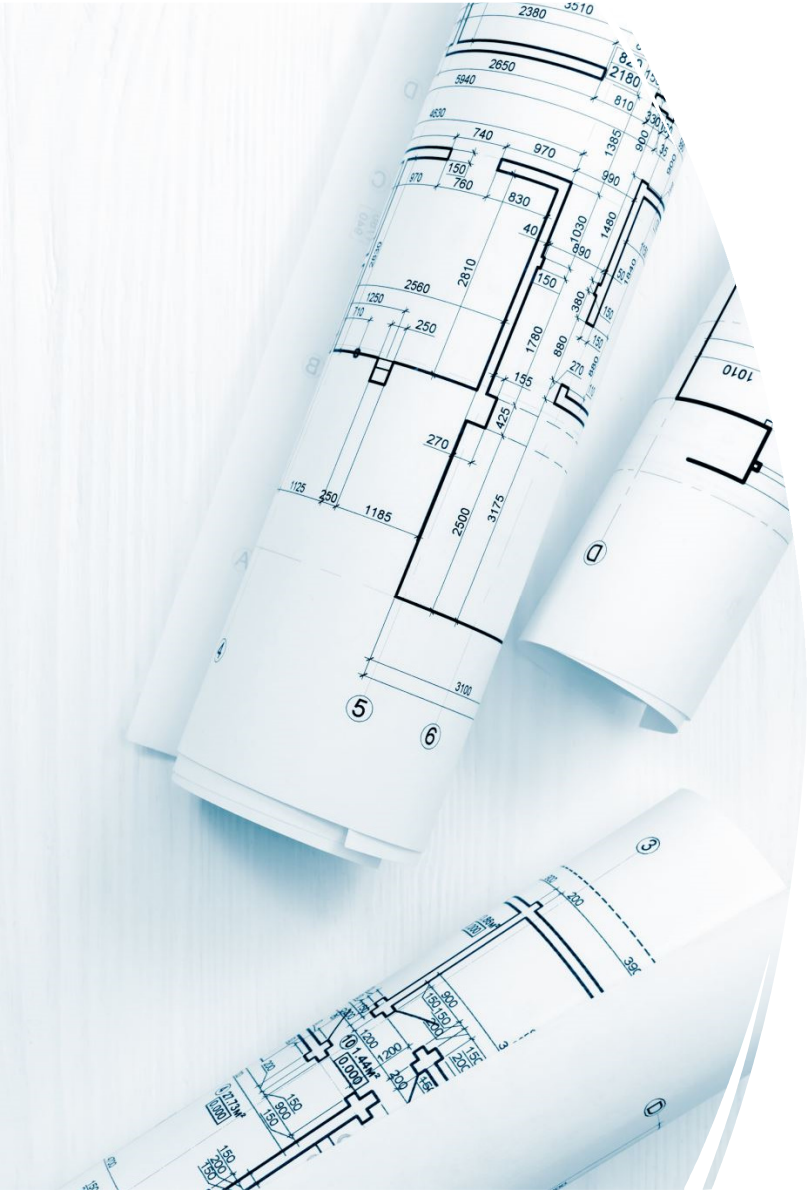
WAX COURT AT THE WELLNESS CENTER





# Sources of Capital Funding — Full details on page 13 of Financial Plan





# Debt

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**2023 Budget includes new debt obligation associated with Lagoon expansion.**

**Total new debenture was \$4.8 million.**

# Debt

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## General Operating Debt

<b>Debentures</b>	<b>2022 Payments</b>	<b>Term End</b>
Multiplex	\$ 169,098	2025
Wellness Center	\$ 206,615	2025
Winton Pool	\$ 191,447	2027

## Utility Debt

<b>Debentures</b>	<b>2022 Payments</b>	<b>Term End</b>
Lagoon	\$ 299,192	2046

# Utility Services

## Total Utility Services - \$ 2,748,061 – 16% increase from 2022

- Water Services Expense \$ 1,573,023
- Sewer Service Expense \$ 396,648
- Debenture payment \$ 299,192
- Debt recovery \$ 479,197  
(debts, transfers)
  
- **Rate Study to be submitted to P.U.B.  
in 2023**



# Utility



The Town is currently working on a Public Utilities Board rate application for 2024 rates. 2019 rates remain in effect until PUB approves the new application



2019 water rates were set at \$11.74/1,000 gallons and sewer rates were set at \$6.37/1,000 gallons



The 2019 minimum quarterly charge was set at \$89.51

# Utility

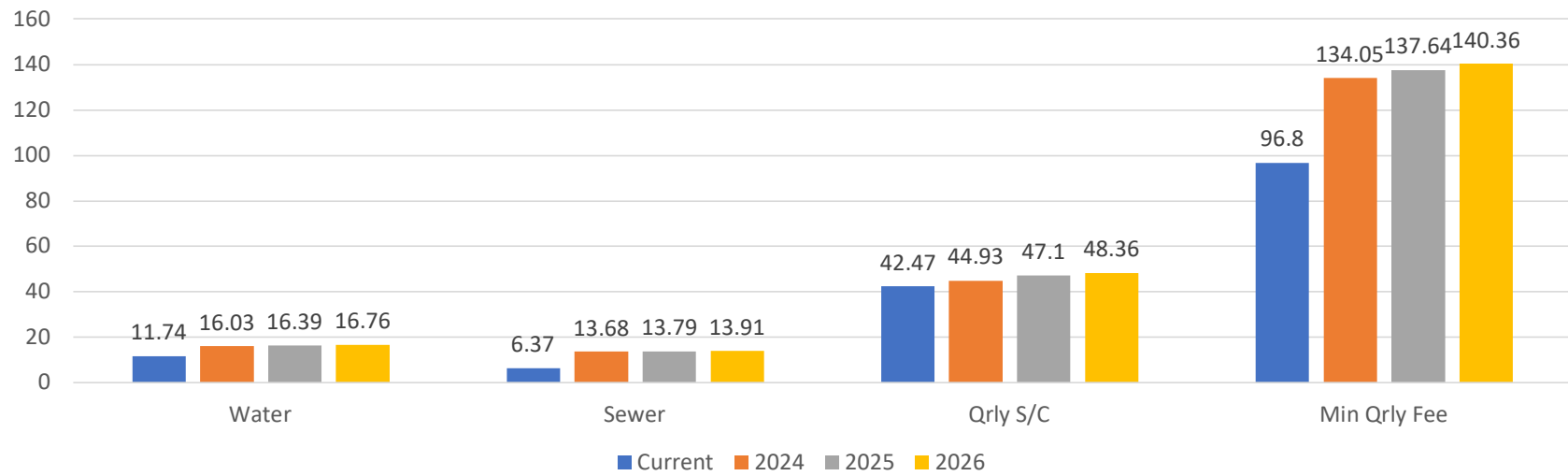
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The increased rates that are being proposed to PUB are due to the completion of the Lagoon upgrade/expansion and the associated debenture payment, along with the additional chemicals, labour and hydro required to operate the wastewater facility..

The 2024 rates as per the application are \$16.03/1,000 gallons for water and \$13.68/1,000 gallons for wastewater.

The 2024 proposed minimum quarterly charge is \$134.05

# Utility Rates Current Compared to Proposed





# Questions

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