



AGENDA
SPECIAL MEETING
MAY 10, 2019

CALL TO ORDER:

INTRODUCTION OF LATE ITEMS: - Resolution required to add late items, if any

ADOPTION OF AGENDA: - Resolution to adopt the Agenda for the May 10, 2019 Special Meeting.

NEW BUSINESS:

Village of New Denver Five Year Financial Plan Bylaw No. 722, 2019 - For three readings

Village of New Denver Tax Rates Bylaw No. 723, 2019 - For three readings

ADJOURNMENT:

- Resolution to adjourn the meeting at ____ a.m.

THE CORPORATION OF THE VILLAGE OF NEW DENVER

BYLAW NO. 722, 2019

A Bylaw of the Village of New Denver respecting the Five Year Financial Plan
For the period from January 1, 2019 to December 31, 2023

THE COUNCIL OF THE Village of New Denver in open meeting assembled, enacts as follows:

1. Appendices A, B, and C, attached hereto and made part of this bylaw, and are hereby adopted as the Five Year Financial Plan of the Village of New Denver for the period from January 1, 2019 to December 31, 2023.
2. This bylaw may be cited for all purposes as the “Village of New Denver Five Year Financial Plan Bylaw No. 722, 2019”

READ A FIRST TIME this _____ day of May, 2019.

READ A SECOND TIME this _____ day of May, 2019.

READ A THIRD TIME this _____ day of May, 2019.

RECONSIDERED AND ADOPTED this _____ day of May, 2019.

MAYOR

CORPORATE OFFICER

CERTIFIED A TRUE COPY OF
BYLAW NO. 722, 2019

CORPORATE OFFICER

Five Year Financial Plan

Revenues	2019	2020	2021	2022	2023
Taxation					
Property Taxes	280,000.00	291,200.00	302,848.00	314,961.92	327,560.40
Parcel Taxes	450.00	1,500.00	1,500.00	1,500.00	1,500.00
Grants in Lieu of Taxes	12,458.77	12,458.77	12,458.77	12,458.77	12,458.77
Taxation & Grants in Lieu	292,908.77	305,158.77	316,806.77	328,920.69	341,519.17
Fees and Charges					
Sale of Services	165,850.00	165,850.00	165,850.00	165,850.00	165,850.00
Licenses, permits, development fees	17,758.00	17,758.00	17,758.00	17,758.00	17,758.00
User Fees - Water	156,942.00	172,636.20	189,899.82	208,889.80	229,778.78
Fees and Charges	340,550.00	356,244.20	373,507.82	392,497.80	413,386.78
Interest & penalties on taxes	3,800.00	3,800.00	3,800.00	3,800.00	3,800.00
Other Revenue	48,700.00	48,700.00	48,700.00	48,700.00	48,700.00
Government Grants and Revenues	581,792.00	430,000.00	430,000.00	430,000.00	430,000.00
Transfer from Reserve Funds					
General Reserve	-	-	-	-	-
Fire Reserve	204,374.00	11,000.00	11,000.00	11,000.00	11,000.00
Gas Tax Reserve	185,000.00	53,079.16	39,276.42	9,450.09	-
Heritage Reserve	55,443.26	-	-	-	-
Water Reserve	100,000.00	-	-	-	-
Transfer from Reserves	544,817.26	64,079.16	50,276.42	20,450.09	11,000.00
Fire Protection Contracts	78,685.51	93,259.22	108,124.40	123,286.89	138,752.63
Other Transfers and Grants	286,031.84	6,700.00	6,700.00	6,700.00	6,700.00
Borrowing for Capital	-	-	-	-	-
Transfer from Accumulated Surplus	-	-	-	-	-
Tax levies for other governments	346,746.07	346,746.07	346,746.07	346,746.07	346,746.07
Total Revenue	2,524,031.45	1,654,687.42	1,684,661.48	1,701,101.54	1,740,604.65

Expenditures	2019	2020	2021	2022	2023
General Municipal Services	346,792.28	353,728.13	360,802.69	368,018.74	375,379.12
Fire Protection Service	123,987.73	94,880.22	96,777.83	98,713.39	100,687.65
Other Protective Services	19,221.80	14,606.23	19,898.35	14,798.35	20,094.32
Transportation Services	280,004.19	285,604.27	291,316.36	297,142.69	303,085.54
Environmental Health Services	68,104.50	56,325.00	58,014.75	59,755.19	61,547.85
Development Services	61,804.50	16,000.00	16,480.00	16,974.40	17,483.63
Recreation and Cultural Services	626,221.53	225,000.00	225,000.00	225,000.00	225,000.00
Fiscal Services	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00
Debt Interest	9,900.00	9,900.00	9,900.00	9,900.00	9,900.00
Debt Principal	20,363.85	20,363.85	20,363.85	20,363.85	20,363.85
Water Operating Service	157,837.13	94,000.00	95,880.00	97,797.60	99,753.55
Capital Expenditures	200,000.00	15,000.00	15,000.00	15,000.00	15,000.00
Transfer to Reserve Funds					
General Reserve	40,000.00	-	-	-	-
Fire Reserve	43,713.00	45,898.65	48,193.58	50,603.26	53,133.42
Gas Tax Reserve	97,430.00	75,035.00	78,688.00	78,688.00	82,575.00
Heritage Reserve	20,000.00	-	-	-	-
Water Reserve	60,304.87	-	-	-	8,254.64
Transfer to Reserve Funds	261,447.87	120,933.65	126,881.58	129,291.26	143,963.06
Taxes Collected for Other Govt's	346,746.07	346,746.07	346,746.07	346,746.07	346,746.07
Total Expenditures	2,524,031.45	1,654,687.42	1,684,661.48	1,701,101.54	1,740,604.65

Surplus/Deficit	-	-	-	-	-
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Revenue Disclosure Requirements Policy

Total Revenues:

Council recognizes that changes in one revenue source may affect decisions relating to other sources and that Village revenues are derived from the following sources:

- a) Municipal property taxes
- b) Grants in lieu of taxes
- c) User fees and charges
- d) Government transfers
- e) Utility fees and charges
- f) Return on investments
- g) Other revenues

Municipal property taxes

Council will approve Municipal property tax rates annually by considering changes in the assessment base, inflationary factors and economic conditions and costs of providing ongoing and new Village services.

Grants in lieu of taxes

Grants in lieu of taxes will be determined in accordance with the applicable Statutes and Acts regulating these revenues.

Parcel taxes

Parcel taxes will be levied in accordance with the Community Charter if and when a service is established that requires this type of tax to be imposed.

User fees and charges

Authority to impose various fees and charges will be in accordance with regulations under the Community Charter and any other regulating Acts. A review of the Village's fees and charges will be completed every two years to ensure the Village's objectives are being addressed.

Government transfers

The Village will ensure that all government transfers are used in accordance with the terms and conditions attached to the funding and that all reporting requirements are met. Unconditional government transfers will be considered as general revenue in the financial plan.

Utility fees and charges

Utility fees and charges will be levied at rates that consider total utility revenue. Further, combined revenue from these sources will be sufficient to meet service delivery costs and debt servicing for the applicable utility.

Return on investments

Return on investment revenue will be considered general revenue. Investment revenue generated from restricted revenues will remain within the specified reserve.

Other revenues

Other revenues will be considered as general revenue in the financial plan and any restriction placed on these revenues will be determined annually.

Borrowing Proceeds

Proceeds from borrowing will be used within the guidelines of the bylaw established to borrow the funds. The maximum amount of accumulated borrowings will be in accordance with the regulations outlined in the Community Charter.

Distributions of property taxes among the property classes

Annually, before approving the annual tax rates, Council will consider the amount of tax revenue required in relation to other sources of revenue in funding the cost of ongoing and new Village services. Tax revenue and ratios between classes will be reviewed with consideration given to changes in the assessment base as a whole as well as changes to the components that make up the base.

Permissive tax exemptions

Permissive tax exemptions will be provided in accordance with the guidelines and regulations contained in the Community Charter.

The objectives and policies as stated above are broad in nature to assist Council in their decision making process. Rate capping and ratio limitations on property tax were intentionally excluded so as not to restrict Council's ability to make future decisions. The assessment base, components of the base, priority and provision of services, as well as the various components of total revenues are all factors that are interrelated. Setting the annual tax rates after due consideration is given to each of these factors will ensure the process generates the best result.

2019 Tax Rate Analysis

Class	2019 Assessments	% of Total Assessments	2019 Tax Rate Ratios	Converted Assessment	2019 Tax Rates	2019 Taxes	% of Total Taxes
Residential	73,652,900	92.49%	1	73,652,900.00	3.2713563	240,944.88	86.05%
Utilities	110,900	0.14%	5	554,500.00	16.356782	1,813.97	0.65%
Supportive Housing	-	0.00%	1	-	3.271356	-	0.00%
Major Industry	-	0.00%	2.4	-	7.851255	-	0.00%
Light Industry	-	0.00%	2.3	-	7.52412	-	0.00%
Business/Other	5,682,750.00	7.14%	2	11,365,500.00	6.542713	37,180.53	13.28%
Managed Forests	-	0.00%	0.8	-	2.617085	-	0.00%
Recreational	185,100	0.23%	0.1	18,510.00	0.327136	60.55	0.02%
Farm	-	0.00%	1	-	3.27136	-	0.00%
	79,631,650	100.00%		85,591,410.00		280,000.00	100.00%

THE CORPORATION OF THE VILLAGE OF NEW DENVER

BYLAW NO. 723, 2019

THE COUNCIL of the Village of New Denver, in Open Meeting assembled, enacts as follows:

- 1. The following rates are hereby imposed and levied for the year 2019.
- 2. (a) For all lawful general purposes of the municipality on the value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of the Schedule attached hereto and forming a part hereof.
- (b) For debt purposes on the value of land and improvements taxable for general municipal purposes, rates appearing in column "B" of the Schedule attached hereto and forming a part hereof.
- (c) For hospital purposes on the value of land and improvements taxable for regional hospital district purposes, rates appearing in column "C" of the Schedule attached hereto and forming a part hereof.
- (d) For purposes of the Regional District of Central Kootenay on the value of land and improvements taxable for regional hospital district purposes, rates appearing in column "D" of the Schedule attached hereto and forming a part hereof.
- 3. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
- 4. This Bylaw may be cited as "Village of New Denver Tax Rates Bylaw No. 723, 2019".

READ A FIRST TIME this ____ day of May, 2019.

READ A SECOND TIME this ____ day of May, 2019.

READ A THIRD TIME this ____ day of May, 2019.

RECONSIDERED AND ADOPTED this ____ day of May, 2019.

MAYOR

CORPORATE OFFICER

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CORPORATE OFFICER

SCHEDULE

Tax Rates (dollars of tax per \$1000 taxable value)

PROPERTY CLASS	A General Municipal	B Debt	C Regional Hospital KBRHD	D Regional District
1. Residential	3.2713563	N/A	0.2606	0.9926
2. Utility	16.356782	N/A	0.9119	3.4740
3. Supportive Housing	3.271356	N/A	0.2606	0.9926
4. Major Industry	7.851255	N/A	0.8859	3.3747
5. Light Industry	7.52412	N/A	0.8859	3.3747
6. Business/Other	6.542713	N/A	0.6384	2.4318
7. Managed Forest	2.617085	N/A	0.7817	2.9777
8. Recreation/Non-Profit	0.327136	N/A	0.2606	0.9926
9. Farm	3.27136	N/A	0.2606	0.9926