

OPERATING & CAPITAL BUDGETS

2019/20

Approved by Council

May 23, 2019



Town of Stewiacke

295 George Street, Stewiacke, NS B0N 2J0

Phone: (902) 639-2231 Fax: (902) 639-2221

www.stewiacke.net

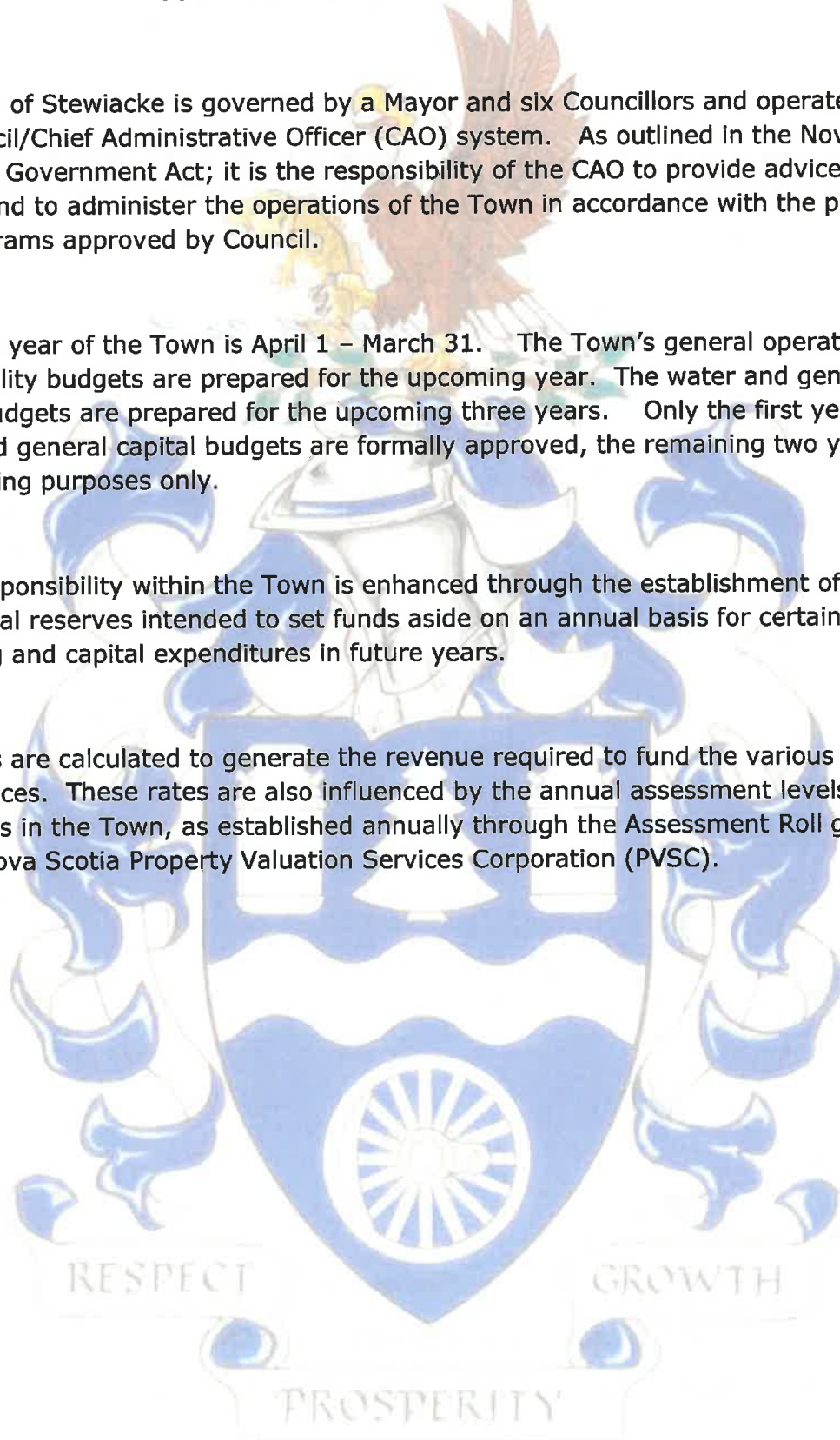
GOVERNANCE & THE BUDGET PROCESS

The Town of Stewiacke is governed by a Mayor and six Councillors and operates under the Council/Chief Administrative Officer (CAO) system. As outlined in the Nova Scotia Municipal Government Act; it is the responsibility of the CAO to provide advice to Council and to administer the operations of the Town in accordance with the policies and programs approved by Council.

The fiscal year of the Town is April 1 – March 31. The Town's general operating and Water Utility budgets are prepared for the upcoming year. The water and general capital budgets are prepared for the upcoming three years. Only the first year of the water and general capital budgets are formally approved, the remaining two years are for planning purposes only.

Fiscal responsibility within the Town is enhanced through the establishment of operating and capital reserves intended to set funds aside on an annual basis for certain operating and capital expenditures in future years.

Tax rates are calculated to generate the revenue required to fund the various programs and services. These rates are also influenced by the annual assessment levels for properties in the Town, as established annually through the Assessment Roll generated by the Nova Scotia Property Valuation Services Corporation (PVSC).



ASSESSMENT CHANGES 2018/19 TO 2019/20

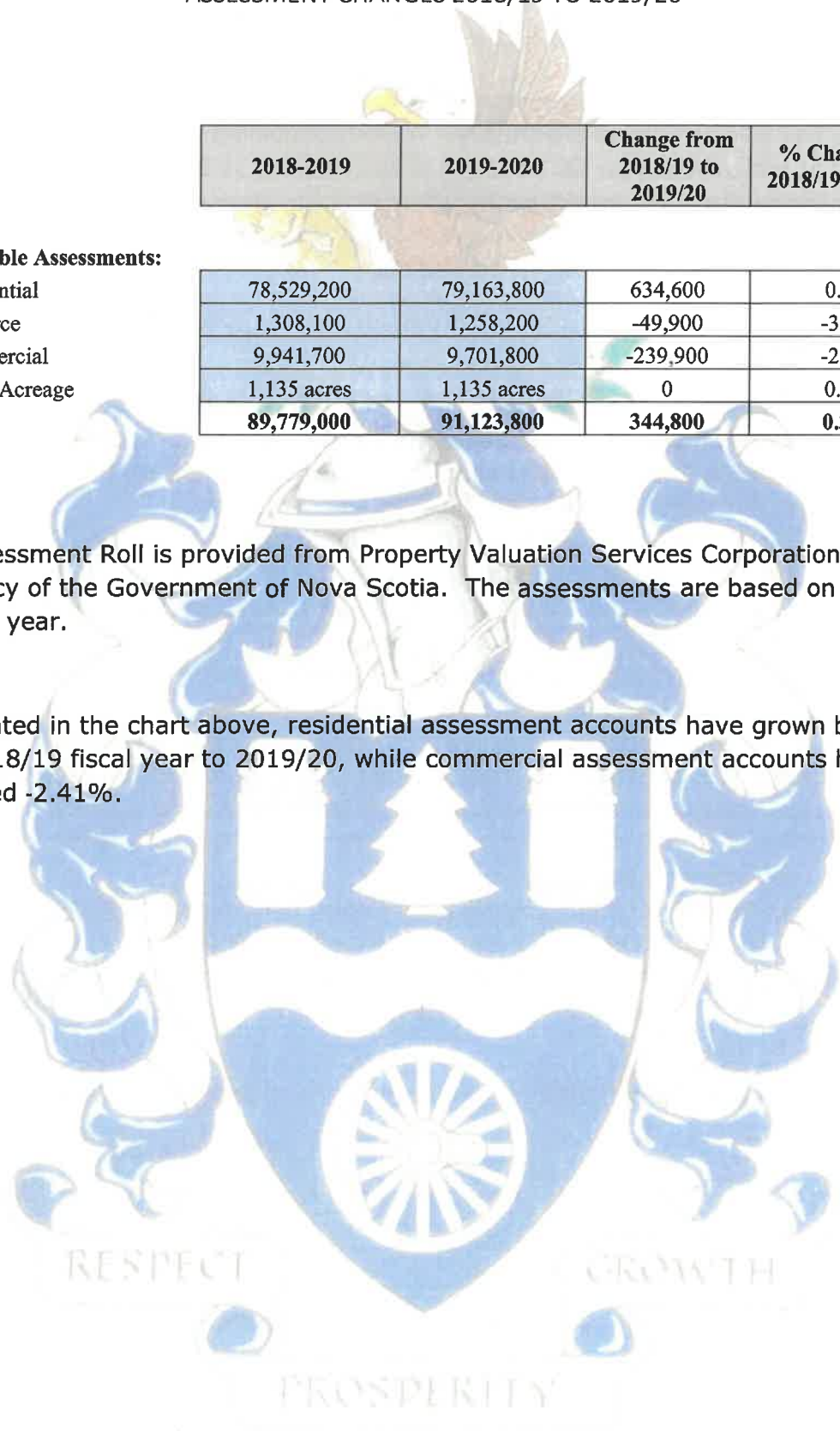
2018-2019	2019-2020	Change from 2018/19 to 2019/20	% Change from 2018/19 to 2019/20
-----------	-----------	--------------------------------	----------------------------------

Net Taxable Assessments:

Residential	78,529,200	79,163,800	634,600	0.81%
Resource	1,308,100	1,258,200	-49,900	-3.82%
Commercial	9,941,700	9,701,800	-239,900	-2.41%
Forest Acreage	1,135 acres	1,135 acres	0	0.00%
	89,779,000	91,123,800	344,800	0.38%

The Assessment Roll is provided from Property Valuation Services Corporation (PVSC), an agency of the Government of Nova Scotia. The assessments are based on a calendar year.

As indicated in the chart above, residential assessment accounts have grown by 0.81% from 2018/19 fiscal year to 2019/20, while commercial assessment accounts have decreased -2.41%.



RATES

Tax Rates

Tax rates are established annually for residential, commercial and resource properties. Tax bills are issued bi-annually. The interim billing is 50% of the current assessment at the current year tax rate and is due May 31, 2019. The final billing takes into consideration any adjustments in the accounts assessment, at the current year tax rate and then deducting the interim billing. The final bill is due September 28, 2019.

Included in the Tax Rate for The Town of Stewiacke are the following Mandatory Provincial Contributions;

- **Education:** The Town is required to provide funding to the Chignecto Central Regional School Board under the Education Act. This mandatory education contribution is set by the Province of Nova Scotia and is based on the Town's share of the Uniform Assessment.
- **Property Valuation Services Corporation (Assessment):** The Town is required to provide funding to pay a share of the cost of operating the provincial assessment system. The Town pays a portion of the total Property Valuation Services Corporation costs, based on the Town's share of the Uniform Assessment and the Town's share of assessment accounts across the province.
- **Correction Services:** The Town is required to make a mandatory contribution to the province to fund the cost of correctional services. The contribution is set by the Province of Nova Scotia and is based on the Town's share of the Uniform Assessment and the Town's share of dwelling units across the province.
- **Housing:** The Cobequid Housing Authority administers and manages public non-profit housing for seniors and families on low incomes within the Town. The Town is required to fund a portion of the prior year deficit of the Cobequid Housing Authority annually.
-

All tax and area rates are per \$100 of Assessment. The rates are as follows:

	2018-2019 RATE	2019-2020 RATE	INCREASE/ DECREASE (in cents)	INCREASE/ DECREASE (%)
Residential	1.665	1.665	0.000	0.0000%
Fire Protection	0.100	0.100	0.000	0.0000%
Commercial	3.460	3.460	0.000	0.0000%

Deed Transfer Tax

When land/property is sold a Deed Transfer Tax (DTT) may be applicable. The Deed Transfer Tax rate is set by the Town and the DTT payable is calculated based on the sale price of the property. Deed Transfer Tax is collected on behalf of the Town through the Land Registration Office when the deed is registered/recorded.

- For the 2019/20 fiscal year the deed transfer tax will remain at 1.0%.

Environmental Assessments

Garbage Collection Charge is levied on each dwelling unit within the boundaries of the Town of Stewiacke in residential premises with less than four such dwelling units. The annual charge for 2019/20 to be levied is \$151.36 (2018/1 - \$151.36).

Sewer Rates

Sewer services in the Town of Stewiacke are billed reflective of the number of users and the cost of the service. The quarterly charge for 2019/20 to be levied is \$62.87 for residential users.

Water Utility Rates

The Town of Stewiacke Water Utility is regulated by the Nova Scotia Utility and Review Board (NSUARB). The most recent water rate study was approved by the NSUARB on May 22, 2013. In accordance with the NSUARB Order for the 2015/16 fiscal year and subsequent years, until a new rate is approved, the rates are as follows:

Water Base Charges (Quarterly)		* Proposed New Rates for 2019/20
➤ Un Metered	\$ 80.24	\$ 210.55
➤ Size of Meter		
▪ 5/8"	\$ 48.98	\$ 53.03
▪ 3/4"	\$ 72.64	\$ 78.34
▪ 1"	\$ 119.97	\$ 128.96
▪ 1.5"	\$ 238.28	\$ 255.52
▪ 2"	\$ 380.25	\$ 407.38
▪ 3"	\$ 758.86	\$ 812.35
▪ 4"	\$1,184.78	\$1,267.93
▪ 6"	\$2,367.91	\$2,533.46
▪ 8"	\$4,260.92	\$4,558.30

Water Consumption Rate (per 1,000 imperial gallons)

- \$9.88 per 1,000 imperial gallons \$12.12 per 1,000 imperial gallons

*The Town of Stewiacke has requested a Water Rate Study for the current fiscal year. The requested rate changes are included above and subject to approval by the Nova Scotia Utility and Review Board.

The Town of Stewiacke bills water and sewer together quarterly. The fiscal year quarters are April to June, July to September, October to December and January to March.



MODEL OF YEARLY EXPENSES FOR A RESIDENTIAL TOWN OF STEWACKE RESIDENT

Property Taxes

2018/19 Rates		2019/20 Rates	
Average Residential Assessment	\$ 128,589	Average Residential Assessment	\$ 127,303
Residential Tax Rate	\$ 1.665	Residential Tax Rate	\$ 1.665
Fire Protection	\$ 0.100	Fire Protection	\$ 0.100
Garbage Collection	\$ 151.36	Garbage Collection	\$ 151.36
Sewer Charge	\$ 62.87	Sewer Charge	\$ 62.87
Property Tax Bill		Property Tax Bill	
Residential Taxes Rate	\$ 2,269.60	Residential Taxes Rate	\$ 2,246.90
Garbage Collection	\$ 151.36	Garbage Collection	\$ 151.36
Sewer Charge	\$ 251.48	Sewer Charge	\$ 251.48
Total Property Tax Bill	\$ 2,672.44	Total Property Tax Bill	\$ 2,649.74

Water Billing

Water Rate -2018/19	\$9.88 per 1000 ig
Water Rate -2019/20	\$12.12 per 1000 ig
Water Base Quarterly Charge -2018/19	\$48.98 per customer
Water Base Quarterly Charge -2019/20	\$53.03 per customer

Based on 28,000 imp. gallons average consumption

2018/19 Rates		2019/20 Rates	
Water Base	\$ 48.98	Water Base	\$ 53.03
Water Consumption	\$ 69.16	Water Consumption	\$ 84.84
Total Bill per Quarter	\$ 118.14	Total Bill per Quarter	\$ 137.87
Yearly Amount	\$ 472.56	Yearly Amount	\$ 531.75

*Water one quarter old rates, three quarters new rates

Total Yearly Expenses for Stewiacke Resident

2018/19 Rates		2019/20 Rates	
Property Taxes	\$ 2,672.44	Property Taxes	\$ 2,649.74
Water Bill	\$ 472.56	Water Bill	\$ 531.75
	\$ 3,145.00		\$ 3,181.49

MODEL OF YEARLY EXPENSES FOR A **COMMERCIAL** TOWN OF STEWACKE RESIDENT

Property Taxes

2018/19 Rates		2019/20 Rates	
Average Commercial Assessment	\$ 190,200	Average Commercial Assessment	\$ 185,635
Commercial Tax Rate	\$ 3.46	Commercial Tax Rate	\$ 3.46
Fire Protection	\$ 0.100	Fire Protection	\$ 0.100
Sewer Charge	\$ 125.74	Sewer Charge	\$ 125.74
Property Tax Bill		Property Tax Bill	
Commercial Taxes Rate	\$ 6,771.12	Commercial Taxes Rate	\$ 6,608.61
Sewer Charge	\$ 502.96	Sewer Charge	\$ 502.96
Total Property Tax Bill	\$ 7,274.08	Total Property Tax Bill	\$ 7,111.57

Water Billing

Water Rate -2018/19	\$9.88	per 1000 ig
Water Rate -2019/20	\$12.12	per 1000 ig
Water Base Quarterly Charge -2018/19	\$48.98 (5/8")	\$119.97 (1") per customer
Water Base Quarterly Charge -2019/20	\$53.03 (5/8")	\$128.96 (1") per customer

Based on 70,000 imp. gallons average consumption

2018/19 Rates		2019/20 Rates	
Water Base *average	\$ 61.33	Water Base *average	\$ 67.34
Water Consumption	\$ 172.90	Water Consumption	\$ 212.10
Total Bill per Quarter	\$ 234.23	Total Bill per Quarter	\$ 279.44
Yearly Amount	\$ 936.92	Yearly Amount	\$ 1,074.14

*Water one quarter old rates, three quarters new rates

Total Yearly Expenses for Stewiacke Commercial Resident

2018/19 Rates		2019/20 Rates	
Property Taxes	\$ 7,274.08	Property Taxes	\$ 7,111.57
Water Bill	\$ 936.92	Water Bill	\$ 1,074.14
	\$ 8,211.00		\$ 8,185.71

GENERAL OPERATING BUDGET 2019/20

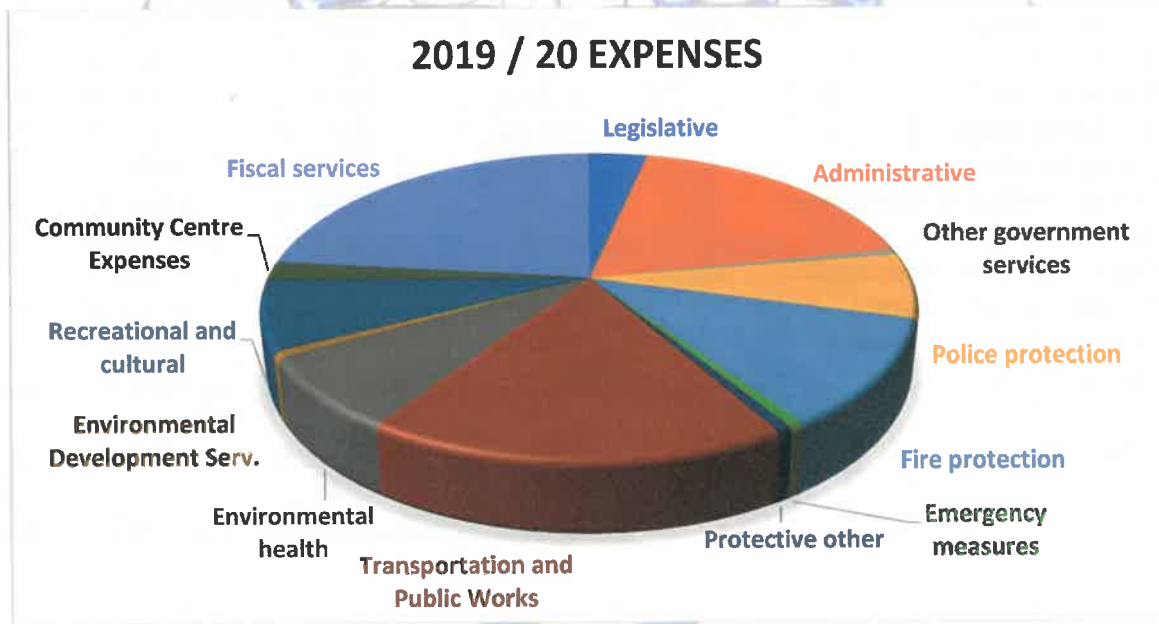
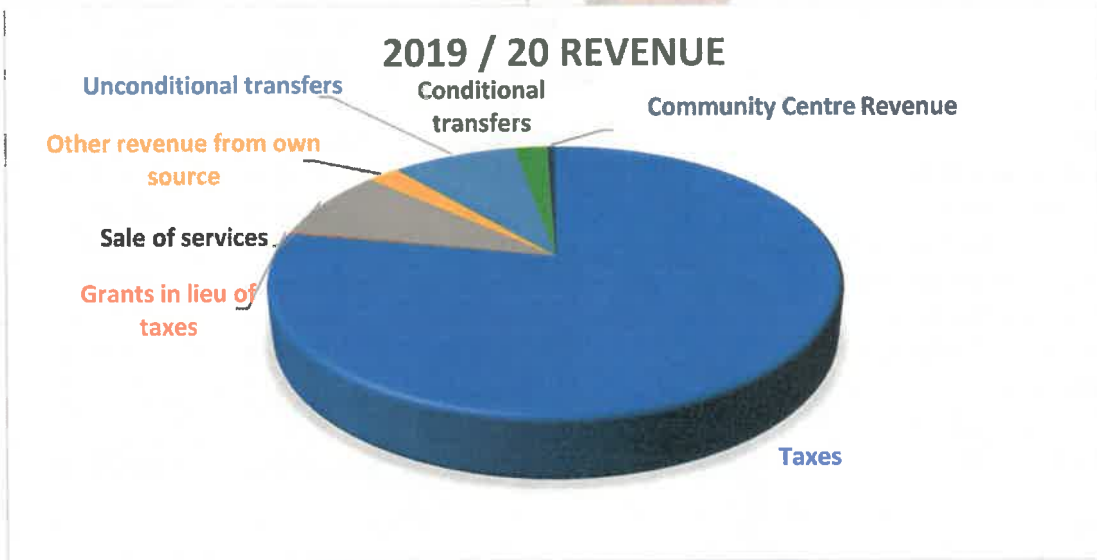
	<u>Actual 2017 / 18</u>	<u>Budget 2018 / 19</u>	<u>Projected 2018 / 19</u>	<u>Budget 2019 / 20</u>
Income				
Taxes	1,896,706.00	1,899,810.00	1,907,808.21	1,902,750.00
Grants in lieu of taxes	5,660.00	5,673.00	5,443.72	5,673.00
Sale of services	204,292.00	206,046.00	206,680.50	206,293.00
Other revenue from own source	57,387.00	48,500.00	63,939.33	51,000.00
Unconditional transfers	205,434.00	205,434.00	205,535.00	205,600.00
Conditional transfers	91,760.00	53,950.00	78,012.09	54,450.00
Community Centre Revenue	13,293.00	10,225.00	10,880.19	12,225.00
Other transfers	0.00	0.00	0.00	0.00
Total Income	<u>2,474,532.00</u>	<u>2,429,638.00</u>	<u>2,478,299.04</u>	<u>2,437,991.00</u>
Expense				
Legislative	76,320.00	75,875.00	82,656.79	75,755.00
Administrative	404,564.00	419,437.00	382,322.52	448,547.00
Other government services	16,502.00	15,471.00	14,198.36	15,121.00
Police protection	157,212.00	158,946.00	159,369.00	164,370.00
Tree's	0.00	6,000.00	3,111.86	0.00
Fire protection	241,761.00	244,790.00	244,789.00	275,457.00
Emergency measures	14,966.00	15,474.00	14,758.43	15,819.00
Protective other	13,739.00	15,200.00	14,447.71	15,200.00
Transportation and Public Works	333,639.00	383,456.00	343,743.51	429,927.00
Environmental health	136,278.00	178,526.00	169,027.29	182,599.00
Environmental Development Serv.	10,337.00	33,500.00	17,400.00	16,500.00
Recreational and cultural	165,252.00	172,060.00	167,596.67	179,709.00
Community Centre Expenses	43,197.00	47,610.00	51,929.17	46,260.00
Fiscal services	836,126.00	663,293.00	808,988.37	572,727.00
Total Expense	<u>2,449,893.00</u>	<u>2,429,638.00</u>	<u>2,474,338.68</u>	<u>2,437,991.00</u>
	<u>24,639.00</u>	<u>0.00</u>	<u>3,960.36</u>	<u>0.00</u>

RESPECT

GROWTH

PROSPERITY

GENERAL OPERATING 2019/20 BUDGET CHARTS



CAPITAL BUDGET – 2019/20 WATER & GENERAL CAPITAL with SOURCE FUND

2019/20	PROJECT	COST	Gas Tax	Reserve	Operating	Other Fed.	Other Prov.	Long Term	WU funds
					Funding	Funding	Funding	Debt	
	New Civic Bldg./Library Design	335,000					20,938	314,063	
	Dunrovin Ave- Paving and Sidewalk Extension	75,000	75,000						
	Refurbishment- Riverside Ave.	3,265,064		81,627	1,306,026		1,088,246	611,831	177,335
	Refurbishment- Lewis St.	491,162		12,279	196,465		163,704	85,681	33,033
	Refurbishment- Pleasant Hill	686,108		17,153	274,443		228,680	117,964	47,869
	Project Management for above	169,986		4,250	67,994		56,656	25,777	15,309
	Community Ctr. -windows	25,000		25,000					
	Accounting Software	80,000		80,000					
	Records Management Software	32,000		32,000					
	Skate Park	20,000	15,000				5,000		
	Church Demo	50,000		50,000					
	Total Capital	5,229,320							

CAPITAL BUDGET – YEAR 2 & 3 WATER & GENERAL CAPITAL with SOURCE FUND

PROJECT	COST	Gas Tax	Reserve	Capital Reserve	Operating Reserve	Funding	Fed.	Other	Prov.	Funding	Debt	Long Term	WU
													funds
2020-21													
Lagoon Upgrades- Sludge Disposal	100,000	100,000											
Trail Expansion	60,000			40,000						20,000			
New Civic Bldg./Library less design	1,765,000									110,313	1,654,688		
Source of Supply-WATER	500,000												
Paving Program	100,000	100,000											
Chamber Furniture	25,000			25,000									
Grader	200,000										200,000		
Public Works Vehicle	25,000										25,000		
Skate Park	40,000			26,667						13,333			
Community Ctr. - Exterior	75,000									25,000	50,000		
Total Capital	2,890,000												
2021-22													
Public Works Building	800,000												800,000
Paving Program	100,000	100,000											
Total Capital	900,000												

I so move to approve the Operating Budget for 2019 - 2020 as presented.

Mayor: *Wendy Robinson* Date: *May 23/2019*