



AGENDA

Special Meeting of the Council of the Village of Chase to be held on
Monday, April 25, 2022 at the Community Hall, 547 Shuswap Avenue,
Chase, BC and via Zoom

1. CALL TO ORDER

2. ADOPTION OF AGENDA

Resolution:

"That the April 25, 2022 Village of Chase Special Council meeting agenda be adopted as presented."

3. ADOPTION OF MINUTES

None

4. PUBLIC HEARINGS

None

5. PUBLIC INPUT ON CURRENT AGENDA ITEMS

This opportunity is for members of the gallery to provide input on items on this agenda.

6. DELEGATIONS

6.1 2021 Audited Financial Statements

KPMG will present the 2021 Audited Financial Statements

Once presented Council will be asked to consider adopting the 2021 Financial Statements – refer to Item 8.1

7. REPORTS

None

8. UNFINISHED BUSINESS

8.1 2021 Audited Financial Statements

Distributed Separately

Recommendation:

"THAT the Village of Chase 2021 Audited Financial Statements be adopted as presented."

8.2 Village of Chase 2022-2026 Financial Plan Bylaw No. 913-2022

Pages 1-7

Recommendation:

"THAT Village of Chase 2022-2026 Financial Plan Bylaw No. 913-2022 be adopted."

8.3 Village of Chase 2022 Tax Rates Bylaw No. 914-2022

Pages 8-9

Recommendation:

"THAT the Village of Chase 2022 Tax Rates Bylaw No. 914-2022 be read a third time."

9. NEW BUSINESS

None

10. NOTICE OF MOTION

11. OPPORTUNITY FOR PUBLIC TO SPEAK ON MUNICIPAL MATTERS

This opportunity is for members of the gallery to provide input on any municipal matter.

12. IN CAMERA

None

13. RELEASE OF IN CAMERA ITEMS

None

14. ADJOURNMENT

Resolution:

“That the April 25, 2022 Village of Chase Special Council meeting be adjourned.”

**VILLAGE OF CHASE
BYLAW NO. 913-2022**

A Bylaw to Adopt the Village of Chase 2022 to 2026 Financial Plan

WHEREAS the Community Charter requires that municipalities must establish a Five Year financial plan that is adopted annually by bylaw;

NOW THEREFORE the Council of the Village of Chase, in the Province of British Columbia, in an open meeting assembled enacts as follows:

1. Schedule "A", Village of Chase 2022 to 2026 Financial Plan and Schedule "B" Statement of Objectives and Policies, attached hereto, shall form part of this Bylaw and are hereby adopted as the Five Year Financial Plan for the Village of Chase for the years 2022 to 2026 inclusive.
2. This Bylaw may be cited as "Village of Chase 2022 to 2026 Five Year Financial Plan Bylaw No. 913 -2022".

READ A FIRST TIME THIS **12th DAY OF APRIL, 2022**

READ A SECOND TIME THIS **12th DAY OF APRIL, 2022**

READ A THIRD TIME THIS **19th DAY OF APRIL, 2022**

ADOPTED THIS th DAY OF , 2022

Mayor, R. Crowe

Corporate Officer, S. O'Flaherty

[illegible]

Expenditures						
	Payment of taxes to Other Governments	1,707,155	1,708,155	1,708,655	1,712,655	1,712,655
	Grants in aid	11,500	11,500	11,500	11,500	11,500
	Legislative services	93,000	91,850	93,600	94,900	97,450
	Corporate services	884,100	877,450	891,100	891,100	900,775
	Municipal Enforcement	35,450	35,450	36,450	36,450	36,450
	Emergency Services	29,000	29,000	19,000	19,000	19,000
	Fire service	245,500	254,900	258,000	258,000	258,000
	Rescue service	32,100	32,100	33,000	32,000	33,100
	Planning	10,500	10,500	10,500	10,500	12,000
	Economic Development	51,700	52,950	53,200	54,450	54,450
	Public Works Admin	481,850	489,600	495,100	499,100	503,100
	Fleet	112,000	109,750	109,750	110,750	111,750
	Transportation-Rds & Drain	299,700	293,600	297,600	301,160	303,100
	Parks	173,300	176,150	179,250	181,750	181,750
	Cemetery	21,900	21,900	22,900	22,900	22,900
	Recreation Facilities	422,000	422,900	423,300	423,470	423,470
	Water	635,125	638,715	636,670	641,000	642,950
	Sewer	409,775	411,615	413,410	416,420	418,750
	Solid Waste	275,450	276,600	276,600	277,000	277,000
	Leases	0	0	0	0	0
Special Project-Reports & Assessments						
	General	211,568	0	0	0	0
	Water	0	0	0	0	0
	Sewer	0	0	0	0	0
Capital Expenditures						
	General	1,057,506	655,000	422,500	142,500	12,500
	Water	418,000	400,000	0	0	0
	Sewer	212,200	730,000	0	0	0
	COVID 19 Project Allocations	320,715	0	0	0	
	CP Rail Debt Repayment	0	0	0	0	
Interest on Debt Repayment						
	Water	64,000	64,000	64,000	64,000	64,000
	Sewer	21,600	21,600	21,600	21,600	21,600
	Fire Truck	6,500	13,500	13,500	13,500	13,500
Debt Repayment						
	Water	48,024	48,024	48,024	48,024	48,024
	Sewer	11,526	11,526	11,526	11,526	11,526
	Fire Truck	40,000	40,000	40,000	40,000	40,000
	DCC	50,000	50,000	10,000	10,000	10,000
	Transfers to Land Reserves	130,000	0	0	0	0
	Transfer to Gas Tax Reserve	158,446	165,751	165,751	165,751	165,751
Transfers to Reserves						
	General	0	0	0		
	Solid Waste	0	0	0	0	0
	Water	0	0	0	0	0
	Sewer	0	0	0	0	0
Total Expenditures		8,681,190	8,144,086	6,766,486	6,511,006	6,407,051
Total Annual Cash (Surplus)/Deficit		206,750	136,680	43,930	19,570	750
	Transfer to/(from)-General	0	0	0	0	0
	Transfer to/(from)-Water	135,125	121,215	27,670	0	-21,150
	Transfer to/(from)-Sewer	71,625	15,465	16,260	19,570	21,900
	Transfer to/(from)-Solid Waste	0	0	0	0	0
Total Transfers		206,750	136,680	43,930	19,570	750
Financial Plan Balance (will be \$0)		0	0	0	0	0

Village of Chase
Bylaw No. 913
2022 to 2026 Financial Plan
Schedule “B” – Statement of Objectives and Policies

In accordance with Section 165(3.1) of the *Community Charter*, the Five Year Financial Plan must include objectives and policies regarding each of the following:

1. The proportion of total revenue that comes from the following funding sources described in Section 165(7) of the *Community Charter*:
 - (a) revenue from property value taxes;
 - (b) revenue from parcel taxes;
 - (c) revenue from fees;
 - (d) revenue from other sources;
 - (e) proceeds from borrowing.
2. The distribution of property taxes among the property classes, and
3. The use of permissive tax exemptions.

FUNDING SOURCES

Table 1 shows the proportion of total revenue proposed to be raised from each funding source in 2022.

<u>Table 1 – 2022 Revenue Sources</u>		
<u>Revenue Source</u>	<u>Amount</u>	<u>Percentage of Total</u>
Municipal taxes	\$2,155,650	25.44%
Other Taxes	1,830,950	21.61%
Fees	1,199,200	14.15%
Grants	1,025,190	12.10%
Other Sources	784,800	9.26%
Transfers	1,228,650	14.50%
Borrowing	250,000	2.95%
<u>Total</u>	<u>\$8,474,440</u>	<u>100.00%</u>

Municipal property taxation, generally the largest revenue source, offers a stable and reliable source of revenue for services that are difficult or undesirable to fund on a user-pay basis. These include services such as maintenance of streets, sidewalks, parks, general administration, fire protection, bylaw enforcement, and snow removal.

Other taxes are taxes collected on behalf of other authorities, which are then remitted to the corresponding taxing authority. Franchise fees and payments in lieu of taxes and interest and penalties collected on outstanding property taxes are also included as other taxes.

Fees are user fees and charges which fund specific service including water, sewer and solid waste collection.

The major contributions to the Grant funding are the Small Community Grant and Community Works Fund. There are several other federal, provincial and regional sources which support Village initiatives.

For 2022, the Village of Chase has applied for a significant amount of additional grant funding for several major Capital projects, which shall only be undertaken if the grant funding applications are successful.

Other Sources include revenues collected from the use and rental of Village assets, investment interest and disposition of capital assets.

Transfers consist of revenues transferred from reserve, surplus or deferred revenue funds.

Policies and Objectives

Property Taxes: The objective is to balance the budget each year and maintain a reasonable tax burden. That the Village shall strive to implement stable, fair and representative tax rates for all property classes, while seeking funding sources and opportunities to offset tax collection requirements.

Parcel Taxes: The Village of Chase no longer collects parcel taxes within the municipality.

Fees: The Village shall strive to ensure the fees charged for water, sanitary sewer and solid waste services be on a cost recovery basis. The Village shall review and revise the user fees to ensure they are meeting the capital and operational costs of the services for which they are collected.

Other Sources: The objective is to maximize other revenue sources including, grant funding from higher levels of government, to reduce the taxation burden and provide support to Council priorities and directives.

Borrowing: The objective is to identify the borrowing needs in advance and ensure the funding option supports the objectives noted above.

DISTRIBUTION OF PROPERTY TAX RATES

Table 2 outlines the distribution of property tax rates among the property classes.

<u>Table 2 - Distribution of Municipal Property Taxes</u>		
<u>Property Classification</u>	<u>% of Total Property Taxation</u>	<u>Value</u>
Residential (1)	78.25%	\$1,686,894
Utilities (2)	1.61%	34,676
Major Industry (4)	6.35%	136,797
Business and Other (6)	13.78%	296,988
Recreation / Non-Profit (8)	0.00%	0
Farm (9)	0.01%	295
<u>Total All Sources</u>	<u>100.00%</u>	<u>2,155,650</u>

The residential property class provides the largest proportion of property tax revenue. This is appropriate as this class forms the largest proportion of the assessment base and consumes the majority of Village services.

Municipalities generally charge a higher rate of tax to business and industry based on the theory that they proportionately consume a greater portion of the Village services.

The Village of Chase currently has only one “Major Industry” class property holder, Adams Lake Lumber. The Letters Patent, by which these properties were incorporated into the Village of Chase, requires that the tax rate charges shall be the rate as set by the provincial “Taxation (Rural Area) Act Regulation”. The “Utility” class is also determined by the province under that same regulation and the Village is charging the maximum tax rate (\$40.00) allowed for this class.

Policies and Objectives

- The Village shall continue to provide amenities required for the well-being of the community in a fiscally responsible manner.
- The Village shall continue to seek opportunities to increase densification and development to increase the tax base and provide additional housing.

- The Village shall regularly review the property tax rates and revenue distribution to maintain proportional consistency within the property classes.

PERMISSIVE TAX EXEMPTIONS

The Village has adopted a Permissive Tax Exemption policy which outlines the goals and objectives and provides guidelines for the administration and approval of permissive tax exemptions.

Objectives and Policies: The Village will consider additional permissive tax exemptions as allowed under the Community Charter. Council shall review the permissive tax exemptions being granted, in keeping with the policy, to ensure fair access, consistent standards and appropriate allocations are implemented.

Goal of Council

The goal of Council is to improve the financial health of the Village of Chase, while maintaining the current service levels and protecting the health and sustainability of the community infrastructure. In keeping with the obligations under the Gas Tax Community Works Fund Agreement, the Village will continue to develop and implement asset management planning in 2022. The municipality will continue to seek funding opportunities for infrastructure assessments, evaluations and reviews to be utilized in the development of an Infrastructure Master Plan which shall outline the need and priorities necessary for the protection and sustainability of the Village's infrastructure. The Village shall continue to seek grant funding opportunities for all projects related to infrastructure sustainability, community health and safety and ongoing community development.

VILLAGE OF CHASE
Bylaw No. 914, 2022

**To establish 2022 Property Taxation Rates
for Municipal, Regional District and Regional Hospital District Purposes**

WHEREAS the Community Charter requires that a council must, by bylaw, impose property value taxes for the year by establishing tax rates for:

- a) The municipal revenue proposed to be raised for the year from property value taxes, as provided in the financial plan; and
- b) The amounts to be collected for the year by means of rates established by the municipality to meet its taxing obligations in relation to another local government or other public body,

NOW THEREFORE the Council of the Village of Chase, in open meeting assembled, enacts as follows:

- 1. The following rates are hereby imposed and levied for the year 2022:
 - a) For general purposes of the municipality on the value of land and improvements taxable for general municipal purposes, the rates appearing in Column A of Schedule "A" attached to and forming part of this Bylaw shall apply.
 - b) For regional district purposes on the value of land and improvements taxable for regional district purposes, rates appearing in Column B of Schedule "A", attached to and forming part of this Bylaw shall apply.
 - c) For hospital purposes on the value of land and improvements taxable for hospital purposes, rates appearing in Column C of Schedule "A", attached to and forming part of this Bylaw shall apply.
- 2. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
- 3. This Bylaw may be cited as "Village of Chase 2022 Tax Rates Bylaw No. 914".

READ A FIRST TIME THIS **19th DAY OF APRIL, 2022**

READ A SECOND TIME THIS **19th DAY OF APRIL, 2022**

READ A THIRD TIME THIS ____ **DAY OF _____, 2022**

ADOPTED THIS ____ **DAY OF _____, 2022**

Mayor, R. Crowe

Corporate Officer, S. O'Flaherty

VILLAGE OF CHASE

Bylaw No. 914, 2022 Schedule "A"

2022 Property Taxation Rates
For Municipal, Regional District and Regional Hospital District purposes.

Tax Rates (dollars of tax per \$1,000 of taxable value)

		Column A	Column B	Column C
PROPERTY CLASS	Class Number	GENERAL MUNICIPAL	REGIONAL DISTRICT	REGIONAL HOSPITAL
Residential	1	3.3723	0.7087	0.3421
Utilities	2	40.0000	2.4805	1.1974
Major Industry	4	**See Below	2.4096	1.1631
Light Industry	5	15.0000	2.4096	1.1631
Business and Other	6	9.3295	1.7363	0.8381
Recreation/Non-Profit	8	9.3295	0.7087	0.3421
Farm	9	3.3723	0.7087	0.3421

****SUPPLEMENTARY LETTERS PATENT, February 24th, 2005, CLASS 4 (MAJOR INDUSTRY)
MUNICIPAL AND REGIONAL DISTRICT TAX RATE LIMITATIONS**

The municipality shall, in the area newly included within the municipality by these Supplementary Letters Patent, levy a tax rate pursuant to section 359(1) of the Local Government Act, on property class 4 (Major Industry) prescribed by the Lieutenant Governor in Council under section 26 of the Assessment Act, except that the tax rate shall not exceed the sum of:

A:) the tax rate for the prevailing taxation year set pursuant to the Taxation (Rural Area) Act for property Class 4 (Major Industry); and

B:) the tax rate for the prevailing year for property Class 4 (Major Industry) set by the Surveyor of Taxes for the purpose of recovering the costs of services of the regional district for which the service area includes all of Electoral Area P as the sole participating area or in combination with one or more other electoral participating areas.