

District of Ucluelet

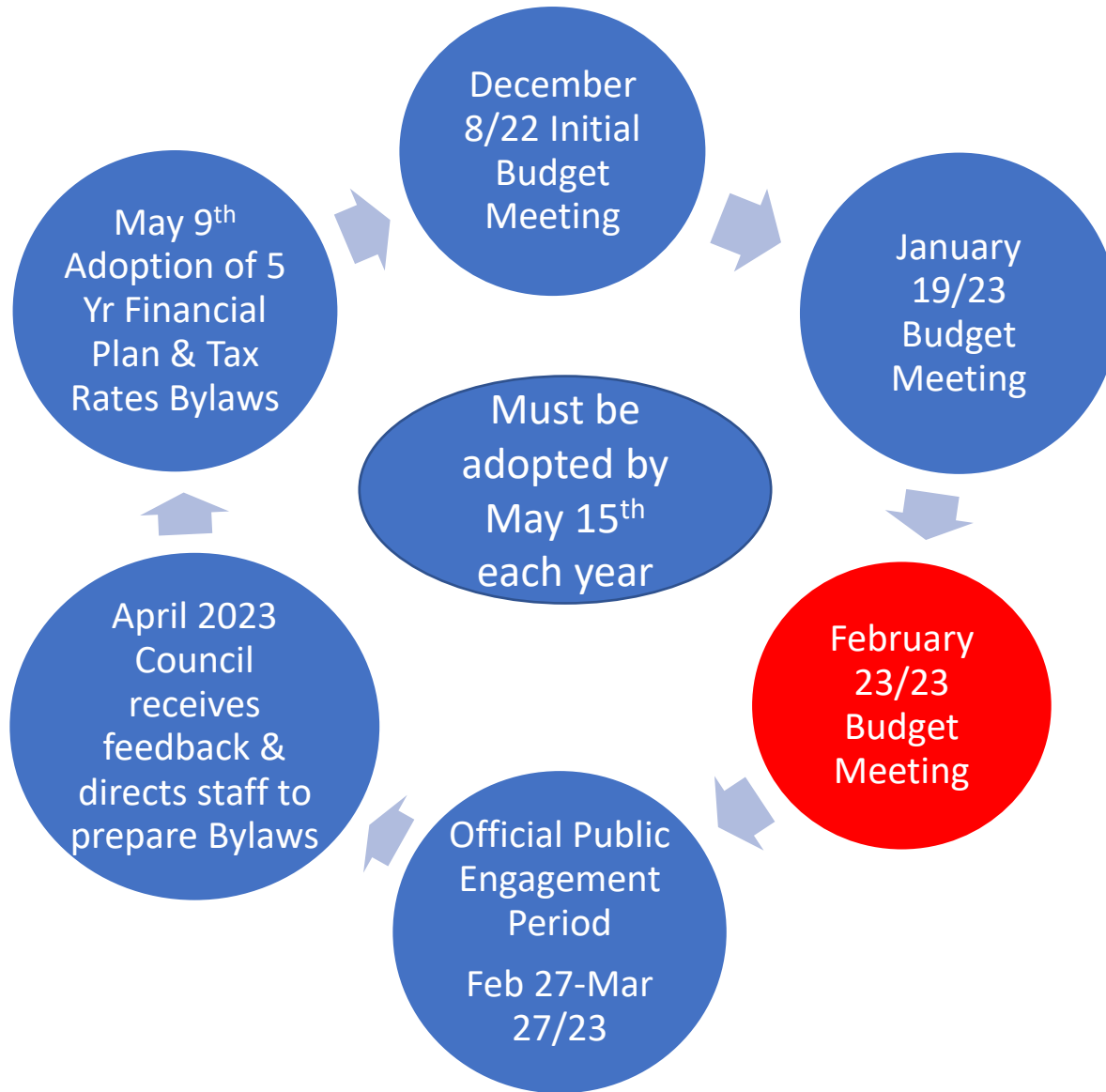


Special Council Budget Meeting February 23, 2023

Donna Monteith, Director of Finance (CFO)



2023-2027 Budget Process Milestones



Budget Challenges

- Inflation 6.9% in BC
- Cost of construction - **Construction (non residential) Inflation Index rose 12.5% in 2022**
- Increased costs for services and supplies
- Continued supply chain issues
- Accelerated community growth
- Increased service level expectations
- Balancing service levels with capacity
- Future debt servicing
- Dedicated contributions to reserve funds





Department Overviews



Community Planning Proposed 5 Yr Budget

COMMUNITY PLANNING	2023	2024	2025	2026	2027
Revenue					
Zoning & Development	\$45,870	\$49,000	\$51,130	\$91,270	\$91,410
Business Licences	\$212,000	\$216,240	\$220,565	\$224,976	\$229,476
Dog Licences	\$2,020	\$2,050	\$2,090	\$2,130	\$2,170
Building Permits	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Other Permits & Fees	\$4,790	\$4,850	\$4,940	\$5,030	\$5,122
Total Core Revenue	\$364,680	\$372,140	\$378,725	\$423,406	\$428,178
Grants/Reserves	\$75,500	\$25,000	\$25,000	\$50,000	\$26,000
Total Revenue	\$440,180	\$397,140	\$403,725	\$473,406	\$454,178

Community Planning Proposed 5 Yr Budget

PLANNING	2023	2024	2025	2026	2027
Expenditures					
Planning	\$409,779	\$430,188	\$450,523	\$543,779	\$558,754
Building Inspection	\$145,873	\$128,195	\$130,123	\$133,679	\$137,336
Bylaw Enforcement	\$130,940	\$202,299	\$243,051	\$249,181	\$257,306
Total Core Exp	\$686,952	\$760,682	\$823,697	\$926,639	\$953,396
Carry Forward Projects	\$43,500	\$0	\$0	\$0	\$0
New Projects	\$32,000	\$50,000	\$40,000	\$50,000	\$55,000
Total Planning Exp	\$762,092	\$810,682	\$863,697	\$976,639	\$1,008,396

Community Planning Special Projects Budget

Carried Forward from 2022

- ✓ DCC Bylaw Review \$18,500 (reserves)
- ✓ Subdivision Bylaw Review \$25,000 (reserves)

2023 New

- ✓ Housing Assessment update \$7,000 (AH reserve)
- ✓ CMHC Rapid Housing Project \$25,000 (AH Reserve)

Special projects timeline:

- 2024 OCP Biodiversity Network Mapping \$50k (50% grant)
- 2025 OCP DP Area Mapping/guidelines \$25k (reserves)
- 2025 OCP bi-annual monitoring \$15,000 (taxes)
- 2025 OCP Monitoring (taxes)
- 2026 Archaeological Overview Mapping \$25k (reserves)
- 2026 Housing Needs Assessment \$25k (AH reserve)
- 2027 OCP Monitoring (taxes)
- 2027 Land Use Demand update \$40k (taxes/shared)



Sewer Proposed 5 Yr Budget

SEWER	2023	2024	2025	2026	2027
Revenue					
Sales of Service	\$618,585	\$629,853	\$642,762	\$656,248	\$670,236
Sewer Reserves/Surplus					
Total Core Rev	\$618,585	\$629,853	\$642,762	\$656,248	\$670,236
Expenditures					
Sewer Admin	\$200,840	\$206,184	\$236,944	\$242,977	\$248,708
Sewer Collection	\$17,475	\$17,727	\$18,073	\$18,431	\$18,631
Sewer Distribution	\$197,365	\$201,033	\$204,980	\$208,996	\$213,221
Treatment	\$146,405	\$161,784	\$153,024	\$154,285	\$155,567
Fleet	\$24,500	\$25,500	\$25,590	\$25,590	\$25,590
Total Core Exp	\$586,585	\$612,229	\$638,611	\$650,279	\$661,717
CF Projects	\$0	\$0	\$0	\$0	\$0
New Projects	\$0	\$0	\$0	\$0	\$0
Total Operating Expenditures	\$586,585	\$612,229	\$638,611	\$650,279	\$661,717

Water Proposed 5 Yr Budget

WATER	2023	2024	2025	2026	2027
Revenue					
Sales of Service	\$671,215	\$709,843	\$741,067	\$773,695	\$807,791
Parcel Taxes	\$133,000	\$133,000	\$135,660	\$135,660	\$135,660
Water reserves	\$115,000	\$45,000	\$116,000	\$45,000	\$45,000
Total Core Rev	\$919,215	\$887,843	\$992,727	\$954,355	\$988,451
Expenditures					
Water Admin	\$183,461	\$187,387	\$217,403	\$222,700	\$228,034
Treatment	\$70,673	\$72,365	\$74,164	\$75,480	\$76,817
Fleet	\$19,010	\$19,020	\$20,120	\$20,220	\$20,320
Distribution- Ops	\$519,079	\$545,584	\$553,263	\$561,089	\$564,958
Total Core Exp	\$792,223	\$824,356	\$864,950	\$879,489	\$890,129
CF Projects	\$70,000	\$0	\$0	\$0	\$0
New Projects	\$45,000	\$45,000	\$116,000	\$45,000	\$45,000
Total Operating Expenditures	\$907,223	\$869,356	\$980,950	\$924,489	\$935,129



Water Special Projects

Special Projects Carried Forward:

- ✓ Signature Circle \$70k

2023-2027 Special Projects:

- ✓ Hwy Reservoir Cleaning \$45k/Yr
- ✓ 2025 Matterson Reservoir Cleaning \$45k
- ✓ 2025 Pigging Main Line

*Funded by Water Reserves



Small Craft Harbour Proposed 5 Yr Budget

Harbour Operations	2023	2024	2025	2026	2027
Revenue					
Small Craft Harbour	\$371,630	\$379,060	\$386,650	\$394,390	\$402,280
Whiskey Dock	\$17,340	\$17,680	\$18,030	\$18,380	\$18,750
52 Steps	\$11,220	\$11,440	\$11,670	\$11,900	\$12,140
Total Revenue	\$400,190	\$408,180	\$416,350	\$424,670	\$433,170
Expenditures					
Small Craft Harbour	\$304,290	\$302,950	\$309,011	\$315,191	\$321,706
Whiskey Dock	\$21,810	\$22,240	\$22,690	\$23,140	\$23,610
52 Steps	\$20,140	\$15,440	\$15,740	\$16,050	\$16,370
Total Expenditures	\$346,240	\$340,630	\$347,441	\$354,381	\$361,686
Surplus/Deficit	\$53,950	\$67,550	\$68,909	\$70,289	\$71,484

- SCH budget is self funded



Harbour Special Projects

Carried Forward from 2022:

Fish Cleaning Station upgrade \$7,000

New Special Projects

52 Steps:

Repairs to stairs and ramps \$6,000

Engineering study \$5,000

Arborist \$3,000

* Funded within Operations



Parks & Cemetery Proposed 5 Yr Budget

PARKS & Cemetery	2023	2024	2025	2026	2027
Revenue					
Cemetery	\$3,910	\$3,990	\$4,070	\$4,150	\$4,230
Community Garden	\$1,100	\$1,120	\$1,140	\$1,160	\$1,180
ACRD bike path	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Total Revenue	\$12,010	\$12,110	\$12,210	\$12,310	\$12,410
Expenditures					
Parks Admin	\$517,627	\$544,221	\$561,295	\$579,071	\$597,608
Parks and Open Spaces	\$192,060	\$190,520	\$194,330	\$197,070	\$200,170
Fleet	\$31,320	\$31,950	\$32,580	\$33,340	\$33,910
Cemetery	\$16,480	\$16,663	\$16,995	\$17,336	\$17,683
Total Core Expenses	\$757,487	\$783,354	\$805,200	\$826,817	\$849,371
Carry Forward Projects	\$0	\$0	\$0	\$0	\$0
New Projects	\$0	\$0	\$0	\$0	\$0
Total Parks & Cemetery	\$757,487	\$783,354	\$805,200	\$826,817	\$849,371

Finance & Corporate Services 5 Yr Budget

FINANCE & CORPORATE SERVICES	2023	2024	2025	2026	2027
Revenue					
Interest /Penalties/Misc	\$130,300	\$130,300	\$130,300	\$125,300	\$125,300
Small Communities Grant	\$351,000	\$351,000	\$351,000	\$351,000	\$351,000
MRDT	\$484,000	484,000	484,000	484,000	484,000
Total Revenue	\$965,300	\$965,300	\$965,300	\$960,300	\$960,300
Expenditures					
Finance Operating	\$144,700	\$150,962	\$157,342	\$163,054	\$168,379
Corporate Operating	\$1,031,440	\$1,108,763	\$1,144,127	\$1,168,590	\$1,197,848
Information Technology	\$105,388	\$117,439	\$115,932	\$114,564	\$116,857
Total Core Exp	\$1,281,528	\$1,377,164	\$1,417,401	\$1,446,208	\$1,483,084
Special Projects	\$35,000	\$0	\$0	\$0	\$45,000
Affordable Housing Reserve	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
MRDT	\$384,000	\$384,000	\$384,000	\$384,000	\$384,000
Total Expenditures	\$1,800,528	\$1,861,164	\$1,901,401	\$1,930,208	\$2,012,084

Council Proposed 5 Yr Budget

COUNCIL OPERATING	2023	2024	2025	2026	2027
Council Salaries, Benefits, Per Diems	\$151,468	\$159,461	\$163,699	\$168,066	\$172,562
Council Dues, Fees, Subs	\$3,017	3,077	3,139	3,139	3,140
Council Conf, Meeting, Training	\$38,200	35,000	35,000	35,000	35,000
Council Promotion	\$16,761	17,096	17,438	17,438	21,438
Grants in Aid	\$21,224	21,649	22,081	22,523	22,973
Council Contributions	\$47,490	47,500	48,450	48,450	50,000
Elections, Orientation, Referendums	\$0	\$0	\$0	\$19,000	\$0
Economic Development	\$0	\$0	\$0	\$0	\$0
Total Council	\$278,160	\$283,783	\$289,807	\$313,616	\$305,113

Corporate/Finance Special Projects

Timeline

- ✓ 2023 Website rebuild \$35k (Covid grant)
- ✓ 2027 Records Management Consultant \$45k
(moved from 2023)
- ✓ 2023 Several Bylaw & Policy Updates (in house)
- ✓ 2023 - 20 year Capital Plan (in house)

Corporate, Council, & Finance Operations 5 Yr Budget

	2023	2024	2025	2026	2027
Revenue	\$965,300	\$965,300	\$965,300	\$960,300	\$960,300
Expenses					
Corp/Fin	\$1,176,140	\$1,259,725	\$1,301,469	\$1,331,644	\$1,366,227
Council	\$278,160	\$283,783	\$289,807	\$313,616	\$305,113
Info Tech	\$105,388	\$117,439	\$115,932	\$114,564	\$116,857
Special Pr	\$35,000	\$0	\$0	\$0	\$45,000
MRDT	\$384,000	\$384,000	\$384,000	\$384,000	\$384,000
Affordable Hsg Res	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Total Expenses	\$2,078,688	\$2,144,947	\$2,191,208	\$2,243,824	\$2,317,197

Public Works Proposed 5 Yr Budget

PUBLIC WORKS	2023	2024	2025	2026	2027
Revenue	\$80,800	\$800	\$820	\$840	\$860
Expenditures					
Public Works Admin	\$297,772	\$305,288	\$337,905	\$344,626	\$351,546
Roads	\$240,389	\$244,619	\$248,589	\$252,629	\$256,748
Sidewalks	\$12,001	\$12,601	\$12,601	\$12,601	\$12,601
Fleet & Equipment	\$94,133	\$96,079	\$98,152	\$100,271	\$102,417
Storm Drainage	\$27,604	\$28,256	\$28,944	\$29,317	\$29,696
Solid Waste	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Total Core Expenses	\$686,899	\$701,843	\$741,191	\$754,444	\$768,008
Carry Forward Projects	\$0	\$0	\$0	\$0	\$0
New Projects	\$74,000	\$0	\$0	\$0	\$0
TOTALS	\$760,899	\$701,843	\$741,191	\$754,444	\$768,008

Fire and Emergency Services Proposed 5 Yr Budget

FIRE	2023	2024	2025	2026	2027
Revenue					
Service Agreements/EMBC	\$63,045	\$64,000	\$64,500	\$64,750	\$65 000
Grants/Other	\$9,409	\$0	\$0	\$0	\$0
Total Revenue	\$72,454	\$64,000	\$64,500	\$64,750	\$65 000
Expenditures					
Fire Admin	\$177,495	\$237,112	\$244,226	\$251,551	\$259,097
Training & Retention	\$54,000	\$58,000	\$60,000	\$61,000	\$61,000
Fire Operations	\$157,250	\$161,100	\$165,265	\$167,295	\$169,242
Emergency Services	\$20,150	\$20,303	\$20,459	\$20,618	\$21,280
Total Core Exp	408,895	476,515	489,950	500,464	510,619
Carry Forward Projects	\$9,409	\$0	\$0	\$0	\$0
New Projects	\$12,000	\$0	\$0	\$0	\$0
Total Fire and Emergency Services Expense	\$430,304	476,515	489,950	500,464	510,619

Fire & Emergency Services Special Projects

Carried Forward from 2022:

- ✓ Fire Smart \$9,409
- ✓ Regional Emergency Operations training
(led by ACRD)

*Funded by Grants

New special projects:

- ✓ Fire Service Review \$12,000
(Council approved)

*Currently funded by Taxes



Recreation Proposed 5 Yr Budget

RECREATION	2023	2024	2025	2026	2027
Revenues					
Sales of Service	\$436,390	\$438,880	\$406,850	\$414,910	\$423,220
Grants	\$25,764	\$18,021	\$18,021	\$18,021	\$18,021
RMI	\$157,000	\$144,202	\$0	\$0	\$0
Reserves	\$60,000	\$0	\$0	\$0	\$0
Total Revenue	\$679,154	\$601,103	\$424,871	\$432,931	\$441,241

*RMI 2025 onwards is unknown until new RDS approved



Recreation Proposed 5 Yr Budget

RECREATION	2023	2024	2025	2026\$	2027
Expenditures					
Recreation Admin	\$611,804	\$626,202	\$652,705	\$677,285	\$696,837
Facilities & Fleet	\$173,670	\$182,630	\$177,730	\$178,840	\$182,310
Activities & Programs	\$161,088	\$164,310	\$167,600	\$170,950	\$174,370
Events	\$90,910	\$92,320	\$73,770	\$75,240	\$76,740
Total Core Expenses	\$1,037,472	\$1,065,462	\$1,071,805	\$1,102,315	\$1,130,257
Carry Forward Projects	\$90,000	\$0	\$0	\$0	\$0
New Projects	\$128,000	\$92,202	\$25,000	\$0	\$0
Total Recreation Exp	\$1,255,472	\$1,157,664	\$1,096,805	\$1,102,315	\$1,130,257

Recreation Operations Budget

Special Projects

Carried Forward from 2022:

- ✓ Ext Painting UCC south section \$20,000 (reserves)
- ✓ Junction Sign Refurbish \$20,000 (RMI)
- ✓ Wayfinding \$40,000 (RMI)
- ✓ Bi-Lingual Signage \$10,000 (RMI)

2023 New special projects:

Heritage Signs & Signage \$35,000 – RMI

Recreation Master Plan \$40,000 – Rec Reserve

Multi Year Projects

23/24 Tourism Metrics \$21,000 - RMI

23/24 First Nations Tourism Projects & Planning \$95,202 - RMI

Future Staffing

	2023	2024	2025	2026	2027
Adopted 3 positions in previous 5 Year Plan:					
PW Admin /Labourer	1 FTE (July) →				
PW Labourer			1 FTE (July) →		
Deputy Fire Chief	1 FTE (July) →				
New staffing requests:					
Bylaw Officer 2024		1 FTE (Apr) →			
PT Janitor 2 days/wk 2023	.4 FTE				
Parks Seasonal – 3 mos 2023	seasonal				
Admin Clerk – Corporate Serv		1 FTE			
Planner				1 FTE	
Shared West Coast Inspector					.5 FTE
3 more wks casual in Rec office	Casual				
7 more wks casual in Muni Hall	Casual				
3 wks Parks casual	Casual				

Core Revenue Summary - Draft

	2023	2024	2025	2026	2027
Planning	\$364,680	\$372,140	\$378,725	\$423,406	\$428,178
Fire	\$63,045	\$64,000	\$64,500	\$64,750	\$65,000
Harbour	\$400,190	\$408,180	\$416,350	\$424,670	\$433,170
Corporate	\$965,300	\$965,300	\$965,300	\$960,300	\$960,300
Public Works	\$800	\$800	\$820	\$840	\$860
Recreation	\$679,154	\$601,103	\$424,871	\$432,931	\$441,241
Parks & Cemetery	\$12,010	\$12,110	\$12,210	\$12,310	\$12,410
Water	\$919,215	\$887,843	\$992,727	\$954,355	\$988,451
Sewer	\$618,585	\$629,853	\$642,762	\$656,248	\$670,236
Total	\$4,022,979	\$3,941,329	\$3,898,265	\$3,929,810	\$3,999,846

Core Expense Summary -Draft

	2023	2024	2025	2026	2027
Planning	\$686,592	\$760,682	\$823,697	\$926,639	\$953,396
Fire	\$408,895	\$476,515	\$489,950	\$500,464	\$510,619
Harbour	\$346,240	\$340,630	\$347,441	\$354,381	\$361,686
Corporate	\$1,481,858	\$1,589,680	\$1,640,458	\$1,690,354	\$1,717,573
Public Works	\$705,601	\$720,545	\$759,893	\$773,146	\$786,710
Recreation	\$1,037,472	\$1,065,462	\$1,071,805	\$1,102,315	\$1,130,257
Parks & Cemetery	\$757,487	\$783,354	\$805,200	\$826,817	\$849,371
Water	\$792,223	\$824,356	\$864,950	\$879,489	\$890,129
Sewer	\$586,585	\$612,228	\$638,611	\$650,279	\$661,717
Total	\$6,802,953	\$7,173,451	\$7,442,005	\$7,703,884	\$7,861,458

Operational Project Summary

Item	New/Carry Forward	Budget	Funded By
Bi-lingual Signage	CFW	\$10,000	RMI
Housing Needs Assessment Update	New	\$7,000	AH Reserves
Winter Lights & Beautification	New	\$80,000	RMI
OCP Bi-Annual Monitoring	New	\$15,000	Taxes
Heritage Signs & Signage	New	\$35,000	RMI
UCC – Ext Paint south section	CFW	\$20,000	RMI
Pathway Finding/Junction sign	CFW	\$60,000	RMI
Fire Service Review	New	\$12,000	Taxes
FireSmart	CFW	\$9,409	Grant
Signature Circle	CFW	\$70,000	Water Reserves
Fish Cleaning Station	CFW	\$7,000	Harbour Fees
52 Steps Repairs	New	\$6,000	Harbour Fees
Website Rebuild	New	\$35,000	Covid grant
Records Mgmt Consultant	New	\$45,000	Taxes
Reservoir Cleaning	Ongoing	\$45,000	Water Reserves
DCC Bylaw Review	CFW	\$18,500	Gen Reserves
Subdivision Bylaw Review	CFW	\$25,000	Gen Reserves



Capital Projects



BC Growing Communities Fund

BC Provincial Government announced

“New grants will be going to local governments in B.C. to help build community infrastructure and amenities to meet the demands of unprecedented population growth”

- ✓ **One time grant to address unique infrastructure and amenities demands**
- ✓ **These grants will complement existing infrastructure funding (such as sewer, water and recreation facilities)**
- ✓ **The District’s portion is estimated at \$1M**

Recommendations:

- **\$490,000 Peninsula Road Stormwater**
- **\$348,000 Mercantile Waterline replacement**
- **\$162,000 Water Treatment & Capacity Project**



Fire and Emergency Services Capital Projects

2023 Projects

- Emergency response vehicle \$70,000
- Positive pressure ventilation fan \$9,000
- Ongoing hall renovations \$15,000 (if new fire hall grant not successful)
- Turnout gear now rolled into Operations yearly budget

Future Projects

- 2024 Replacement of Self-Contained Breathing Apparatus \$150,000 (taxes)
- Roof replacement at fire hall - \$44,000 (taxes – if fire hall grant not successful)
- Engine 2 Replacement -2026 (reserves, taxes, loan options) \$800,000
- Tsunami Warning System Sirens \$50,000 each (grant dependant)
- Firehall Replacement \$7.5M (grant dependant) – next slide



Firehall Replacement

Estimated Cost: \$7.5M – grant dependant
Schedule: TBD

Funded by: \$6M grant pending – UBCM Strategic Priorities Fund
\$1.5 max DOU



Example of a recent similar concept from Bowen Island



Village Green Playground

Building a playground connected to Village Green park expansion

Project Budget : \$370,000

Schedule: 2022-2024

Funded by: \$370,000 RMI

Spent to date: \$10,285
Remaining: \$359,714

Work Completed
Public Engagement
Funding secured

DISTRICT OF UCLUELET

Plan Your Playground!

Wednesday August 17, 2022
Village Green Playground
9:30 AM to 12:00 PM

The District of Ucluelet is beginning the process of redesigning the playground at the Village Green!

We welcome all families to join us and to bring your ideas for the new concept design. Snacks and drinks will be provided!

Ucluelet.ca/VillageGreen

PLAN YOUR PLAYGROUND!

Next Steps

Design
RFP and purchase equipment
Install
Play!



Inner Boat Basin Pathway (Safe Harbour Pathway)

Construction of a safe and accessible pathway along the inner boat basin creating safe connection between popular visitor sites in the Harbour

Project Budget: \$735,000

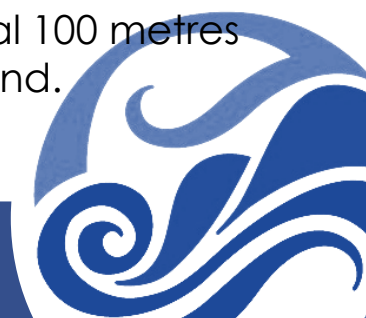
Schedule: 2023-2025

Funded by: \$435,000 RMI
\$300,000 SCH Reserve



Next Steps:

- RMI funds would be allocated to this project for planning, environmental and indigenous consulting
- and to connect with Small Craft Harbour - DFO and the Province
- Pathway sections would be approx: 120 metres for the causeway; 65 metres for the gazebo section, 300 metres frontage by the inner harbour, possible additional 100 metres by the campground.



Affordable Housing

Current Initiatives funded by AH Reserve

- ✓ Lot 13 - 731 Marine Drive (33 units)
\$320,000
- ✓ 1300 Peninsula Rd (5 units)
\$225,000
- ✓ Housing Authority and/or Housing Corp contracts (annually) \$50-80k



AH Reserve balance

Dec 31/21 \$901,227

2022 Contrib ~ \$200k

Est Bal Dec 31/22 \$1.1M



Village Green Revitalization Phase 1

Improving accessibility and functionality, providing a safe and pedestrian friendly area for gathering and events, offering a larger green space

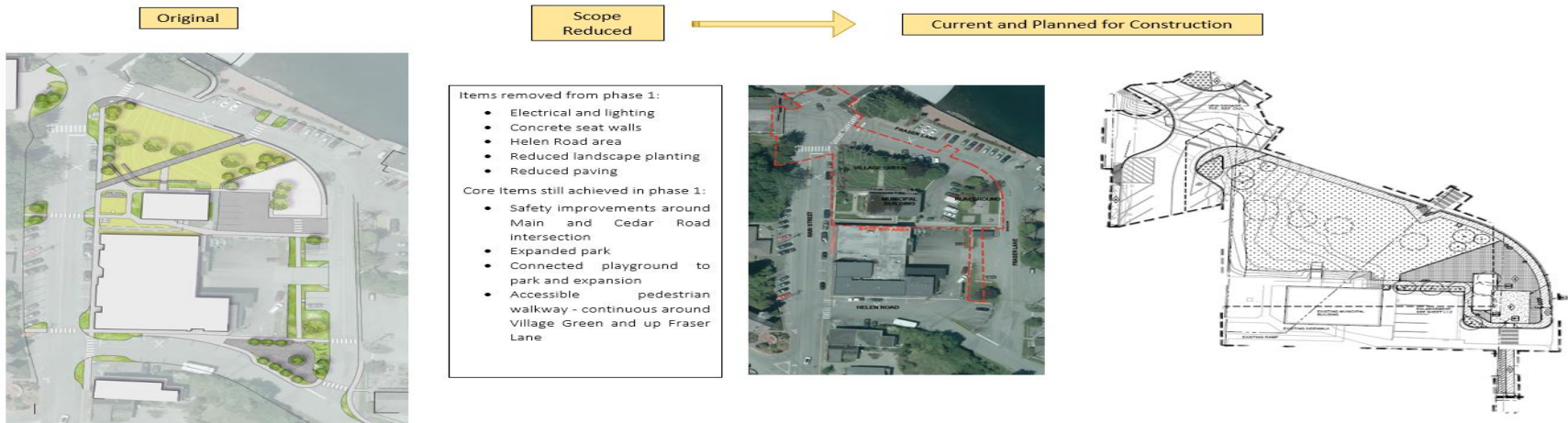
Project Budget : \$1,475,000

Funded by: \$700,000 Grant – Tourism Dependant Community Fund
\$225,000 Gas Tax (primarily design)
\$550,000 RMI

Spent to date: \$200,876

Schedule: 2019-2022 Design/Public Engagement
2023 Construction Feb 1st - June 1st

Remaining: \$1,274,124



Amphitrite House

Transformation of the former lightkeeper's residence and green space into a safe and accessible gathering place for residents and visitors

Project Budget: \$1,692,000

Schedule: 2022-2024

Funded by: \$997,874 ICIP (Community, Culture & Recreation Projects Stream)

\$594,126 RMI

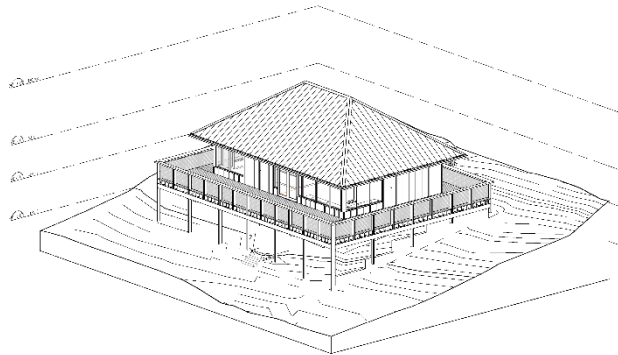
\$100,000 Tourism Vancouver Island

Spent to date: \$267,182

Remaining: \$1,424,818

Next Steps

Saltwater Building Co. to construct in 2023



Peninsula Road Revitalization

Enhance pedestrian and traffic safety, and beautify 1.6 km's of Ucluelet's main commercial area

Project Budget: \$1,890,000
Funded by: \$1,000,000 Gas Tax
\$140,000 RMI
\$750,000 CCRF grant

Spent to date: \$255,473
Remaining: \$1,634,527

Schedule: 2019-2022 (design)
2023-2024 (construction)

Work Completed

Site analysis, concept plan, public consultation and Open House engagement. 70% preliminary design and cost estimate.

Next Steps

We have commissioned a concept study from McElhaney/Lanarc to provide options for the cross-section

CONTEXT MAP - PROJECT AREA

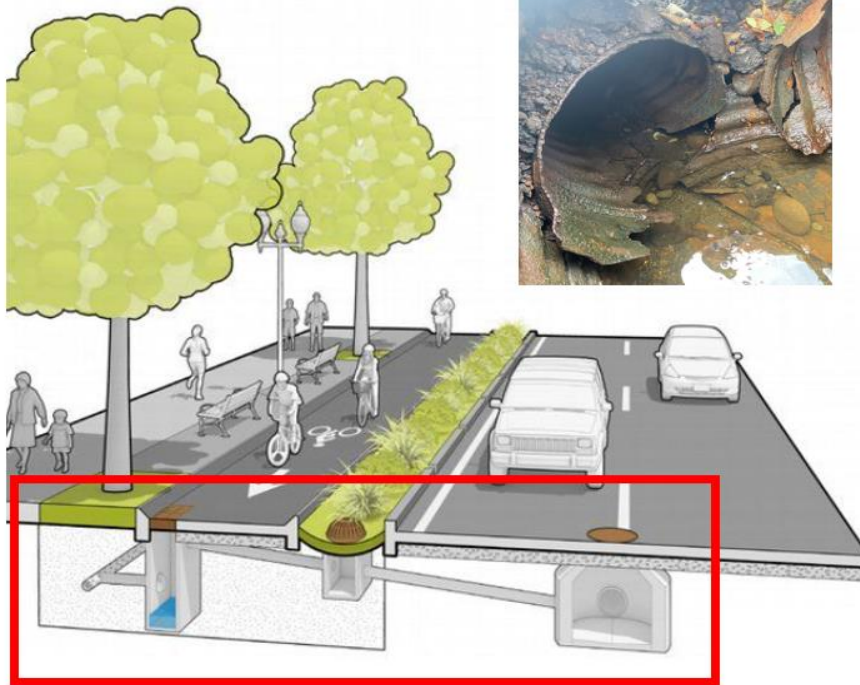


Peninsula Road Stormwater

Project Budget: \$2.18M

Schedule: 2023-2024

Funded by: \$90,000 MOTI (Design)
\$490,000 DOU (BC Growing Communities Fund)
\$1,600,000 MOTI ('23-24)



Next Steps

- Finalize agreements with MOTI
- \$180k storm system design
- Storm design work to coincide with above ground revitalization



Peninsula Road Summary

Project	Schedule	District of Ucluelet Estimated Portion	Ministry of Transportation & Infrastructure
Peninsula Rd Revitalization	2023-2024	\$1.89M (CCRF grant, gas tax, RMI)	\$0
Peninsula Rd Stormwater	2023-2024	\$490,000 (BC Growing Communities Fund)	\$1.69M
Peninsula Rd Paving	2024	\$0	\$4.5M

Larch Road Multi Use Pathway

An accessible and age-friendly Multi-Use Path in the Larch Road corridor

Estimated Cost: \$662,500

Schedule: 2024

Funded by: Grant \$463,750 **BC Active Transportation**
DOU \$198,750



Work Completed

70% preliminary design and cost estimate received

Next Steps

- BC Active Transportation Grant – approved
- Design completion
- RFP for construction



Water Supply Submarine Replacement Line

Design and install replacement water supply submarine line in the inlet connecting Mercantile Creek to Bay Street Pump House

Estimated Cost: \$1,000,000

Schedule: 2023

Funded by: \$652,000 Emergency Mgmt BC (EMBC)
\$348,000 BC Growing Communities Fund



Victoria Lift Station Bypass

Bypassing Victoria lift station in preparation for repair or replacement

Estimated Cost: \$135,000

Schedule: 2023

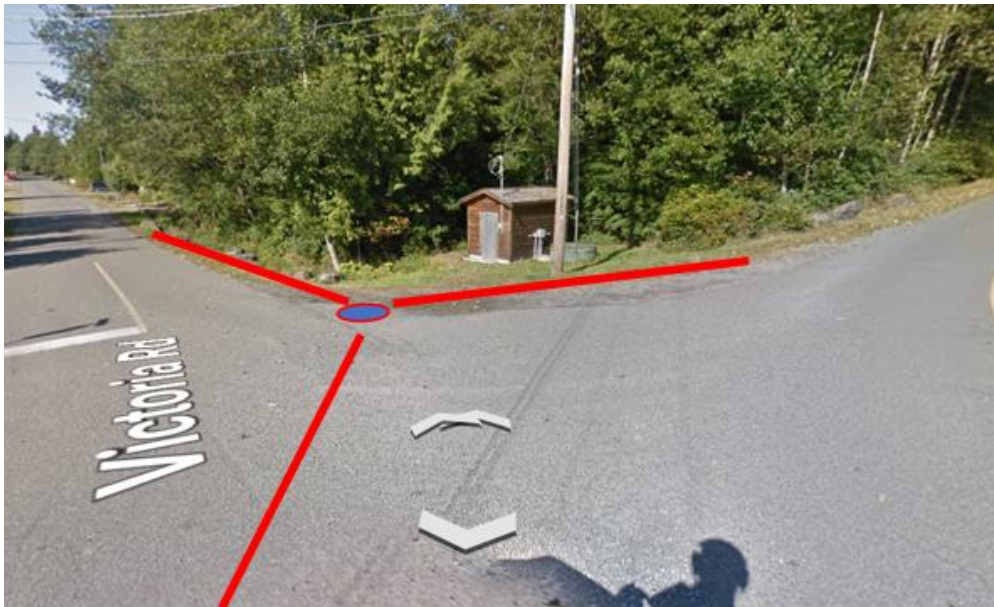
Funded by: Sewer Capital Reserve

Work Completed (for all lift stations)

Lift station capacity, Koers' Duncan Electric maintenance recommendations
Verification of highest priority repairs
Quotes for all lift stations
Victoria lift station critical need for bypass

Next Steps (Victoria Lift Stn)

Manhole, new lines, new valves, bypass, pump rental
Inspection



Vehicle Fleet Review

	2023	2024	2025	2026	2027
1 Ton – replacement (old 1 Ton is out service)	\$65,000				
2012 F150 Truck - replacement		\$50,000			
Pickup Truck - replacement	\$45,000				
Emergency Response vehicle	\$70,000				
Engine #2 replacement (20+ years)			\$200,000	\$600k MFA Loan	
Total	\$180,000	\$50,000	\$200,000	\$600,000	\$0



Water Treatment & Filtration - Revised

Water Treatment System Upgrades Project includes:

1. Filtration at Bay Street treatment plant
2. Filtration at Well Field
3. 3rd Reservoir

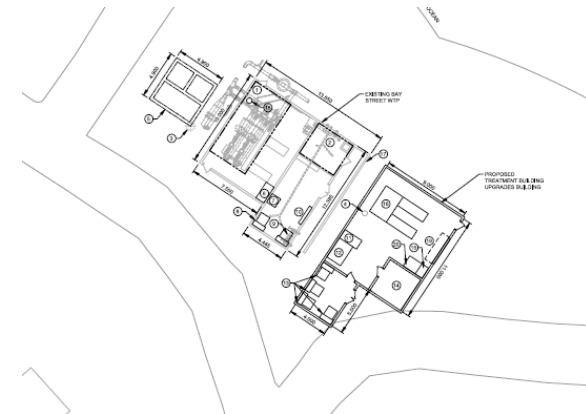
Revised Project Budget: \$20,745,000

Schedule: 2022-2026

Funded by: \$7,039,680 Investing in Canada Infrastructure Program Grant (Green Infrastructure Stream)
\$13,000,000 DOU Loan (max)
\$705,320 Unfunded

Next Steps:

Design
Drafted Qualification Based Selection (QBS) procurement documents that includes RFQ and RFP
Confirm Project Costs
Continue reviewing funding options



Impacts of Borrowing

Loan Amount	Interest Rate (Jan 31/23)	Yearly Loan Pymt (30 yrs)	Liability Servicing Limit
\$2,600,000	1.98%	\$101,343	7%
\$5,000,000	4.28%	\$306,938	20%
\$8,000,000	4.28%	\$491,101	33%
\$13,000,000	4.28%	\$798,039	53%
UCC & Fire Engine #1	Current Yearly Debt Payments	\$119,669	8%

Debt servicing was to be supplemented by a 4.5% water fee increase each year for 5 years 2021-2025 (Bylaw No 1294, 2021)

Average debt servicing in BC in 2021 was 15%



Impacts of Borrowing – Path Forward

- ✓ Taking steps to refining the project, while still meeting the objectives of the grant, and guidelines for drinking water in BC
- ✓ Collected 3% in 2022 property taxes specifically towards paying for the increased projected costs
- ✓ Proposing another 3% in property taxes in 2023
- ✓ Reviewing water/sewer user fees
- ✓ Deferring Long-Term Borrowing as much as possible by using water capital reserves, and Temporary Loans
- ✓ Looking at options to decrease total borrowing by maximizing cash contributions
- ✓ Allocation of BC Growing Communities Fund



Debt Servicing – Municipal Financing Authority

		2022	2023	2024	2025	2026
UCC – exp 2036	Principal	52,195	52,195	52,195	52,195	52,195
	Interest	28,635	28,635	28,635	28,635	28,635
Engine #1 – exp 2032	Principal	25,539	25,539	25,539	25,539	25,539
	Interest	13,300	13,300	13,300	13,300	13,300
Fleet – exp 2025	Principal	101,603	40,557	41,057	18,108	0
	Interest	212	1,013	513	45	0
Fleet (2022-27)	Principal	324,487	68,792	69,503	70,237	70,971
	Interest	679	3,074	2,363	1,629	895
TOTAL		546,651	119,669	119,669	119,669	119,669

2023 Capital Project Summary - Proposed

Project	New/Carry Forward/Approved	2023 Budget	Funded By
UCC Storage	New	\$68,000	Taxes
Sewer Victoria Lift Station Bypass	New	\$135,000	Sewer Reserves
Water Supply Sub Marine Replace	New	\$1M	EMBC \$652k, Grant \$438k
CMHC Rapid Housing	New	\$225,000	Affordable Housing Reserves
Fire Hall upgrades/safe workspace	New	\$15,000	Covid grant
Stormwater Peninsula Road	New	\$1,380,000	MOTI \$1.69M Grant \$490k (\$2.18M multi yr)
Inner Boat Basin Walkway	New	\$35,000	2023 RMI 2024 \$400k RMI, \$300k SCH Res
Larch Road Multi Use Path	New		2024 \$662,500 Grant/DOU
Firehall Replacement	New		\$6M grant pending, up to \$1.5M DOU
Public Washrooms	New	\$340,000	2023 Grant Pending 2024 \$150k RMI

2023 Capital Project Summary - Proposed

Project	New/Carry Forward/Approved	2023 Budget	Funded By
Emergency Kiosk	CFW	\$15,311	RMI
Storage Shed Public Works Yard	CFW	\$100,000	Gen Reserves
Kayak boat launch	CFW	\$45,000	RMI
Generator UCC	CFW	\$120,000	Gen Reserves
Electric Charging Stations	CFW	\$39,564	RMI
UCC Audio Visual Main Hall	CFW	\$13,577	Covid grant
Sewer Lot 16 (DOU portion)	CFW	\$136,000	Sewer Reserves
Sewer SCADA	CFW	\$32,000	Sewer User Fees
Amphitrite House	CFW	\$1,364,818	2023 Grants/RMI 1.379M 2024 RMI \$60k
Peninsula Road Revitalization	CFW	\$1,494,527	2023 Gas Tax/Grant 2024 \$140k RMI
Village Green Phase 1	CFW	\$1,274,124	Grant/RMI/Gas Tax
Village Green Playground	CFW	\$359,714	RMI

2023 Capital Project Summary -proposed

Project	Carry Forward/ Approved	2023 Budget	Funded By
Water Filtration and Treatment	CFW	\$363,335	Grant \$7.039M/\$8M est Loan (Multi Yr 2022-2026)
Tugwell Fields Rec Facility - concept	CFW	\$75,000	2023 Recreation reserve 2026 est \$5M unfunded
Vehicles and Equipment	Approved	\$110,000	Taxes
Emergency Response Vehicle	Approved	\$70,000	Taxes
Positive Pressure Ventilation Fan	Approved	\$9,000	Taxes
Harbour Capital Projects	Approved	\$136,000	Harbour Reserves
Wild Pacific Trail Upgrades	ongoing	\$70,000	2023 RMI 2026 \$150k RMI
TOTAL 2023 Capital		\$9,025,970	





Property Taxes



2023 BC Assessment Property Values

- 2023 assessments are based on **July 1, 2022** market values
- Average increase for a Single Family home in Ucluelet is 21%
- Does not automatically translate into a corresponding increase in property taxes

	Your Property's Value Change	Property Tax Impact
1. 	LOWER than Average Change for Property Class	Taxes Likely* DECREASE
2. 	SIMILAR to the Average Change for Property Class	Taxes Likely* DO NOT CHANGE
3. 	HIGHER than Average Change for Property Class	Taxes Likely INCREASE



Net Assessed Values 2023 Completed Roll

Class 1	2023 Count	2023	2022	2021
Vacant	190	148,779,400	129,971,700	72,514,000
Single Family	815 (785 in 2022)	730,112,400	594,651,900	393,875,600
Strata/Other	451	243,788,600	203,981,700	148,646,900
Total Residential	1,456	1,122,680,400	928,605,300	615,036,500

Other Classes	Count	2023	2022	2021
Utilities	8	607,200	550,200	477,100
Light Industrial	3	555,000	549,200	504,800
Business	401	162,300,902	126,209,502	106,367,186
Recreation	35	5,648,900	4,266,900	2,957,800
		1,291,792,402	1,060,181,102	725,343,386



2022 Comparative Residential Taxes & Charges on a Representative House

Community	Assessment	Total
Tofino	\$1,500,282	\$6,756
Qualicum Beach	\$959,865	\$5,445
Lake Cowichan	\$584,996	\$4,775
Cumberland	\$715,083	\$4,746
Ucluelet	\$750,498	\$4,264
Harrison Hot Springs	\$798,759	\$4,209
Port Alberni	\$479,598	\$4,075
Port Hardy	\$300,453	\$3,528
Port McNeill	\$323,745	\$3,110
Gold River	\$257,364	\$3,004

What do you get for \$355/month?

In 2022 the average home in Ucluelet paid approx \$355.34 per month - services provided for this include:

- √Hospital
- √Police
- √School
- √Garbage, recycling and waste management
- √Airport
- √Fire & Emergency Services
- √Streets, storm drainage, sidewalks and traffic control
- √Water and sewer
- √Public recreation programs and Library
- √Community planning and development
- √Building inspection and Bylaw
- √Parks & open spaces, trails, and cemetery
- ... and more



Municipal Services Only

In 2022 the average home in Ucluelet paid approx \$172 per month for Municipal services including:

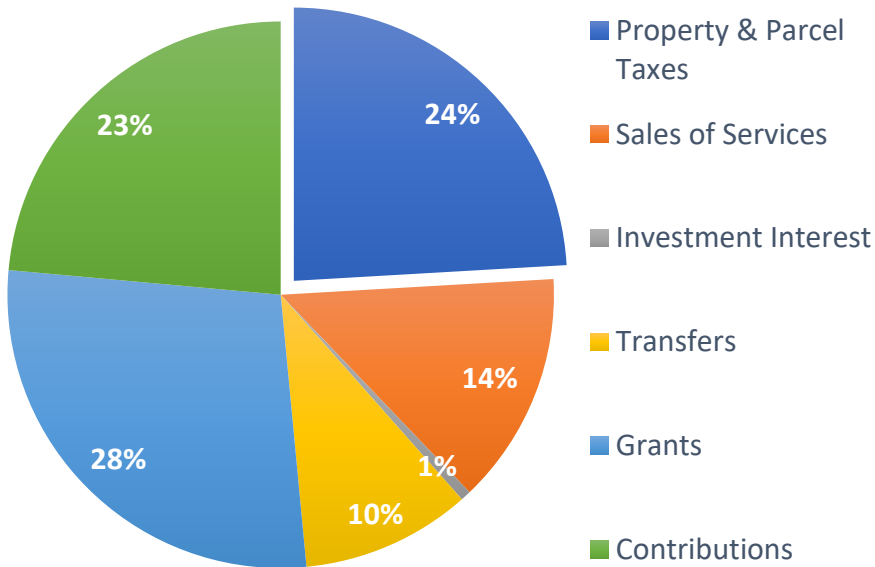
- √ Drinking Water (parcel taxes)
- √ Sewer (parcel taxes)
- √ Public recreation programs
- √ Community planning and development
- √ Building inspection
- √ Bylaw
- √ Parks & open spaces, trails, and cemetery
- √ Fire & Emergency Services
- √ Storm drainage
- √ Traffic control
- √ Municipal roads and sidewalks
- ...and more.



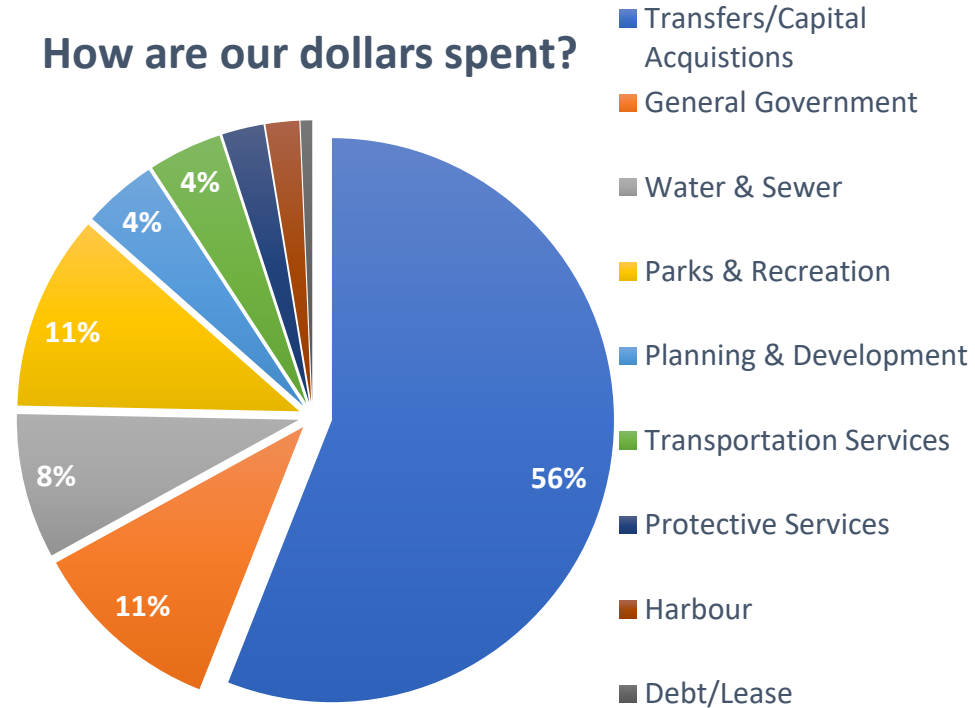
2023 Revenues & Expenditures

2023 District Budget: ~17.9 Million

Where do our dollars come from?



How are our dollars spent?



2023 Consolidated Revenue & Expenses

2023 Consolidated Revenue and Expenses														
EXPENSES														
	Core Operating	Non Capital Projects	Capital	Transfers	Total Expenses	Sales of Services/User Fees	Grants	RMI, Gas Tax, MRDT, Contributions	Covid Restart Grant	Dedicated Reserves & DCC's	Borrowing	Surplus & Unrestricted Reserves	Taxation & Parcel Taxes	Total Revenue
General Government	1,176,190		200,000	437,500	1,813,690	136,000	759,068		71,920	200,000			646,702	1,813,690
Council	278,160				278,160								278,160	278,160
Information Technology	105,338	35,000			140,338				35,000				105,338	140,338
MRDT - Destination BC	384,000			100,000	484,000			484,000					0	484,000
Protective Services	408,895	21,409	94,000	20,000	544,304	63,045	9,409						471,850	544,304
Bylaw	130,940				130,940								130,940	130,940
Planning & Development	555,652	75,500			631,152	364,680				75,500			190,972	631,152
Public Works & Environmental Health	680,899	80,000	4,313,651		5,074,550	800	1,969,499	2,049,152		100,000			955,099	5,074,550
Harbours	346,240		136,000	53,950	536,190	400,190				136,000			0	536,190
Cemetery	16,480				16,480	3,910							12,570	16,480
Parks	741,007		474,714		1,215,721	7,000		429,714					779,007	1,215,721
Recreation	1,037,472	218,000	2,116,270		3,371,742	437,490	1,015,690	1,269,767	13,577	260,000			375,218	3,371,742
													0	0
Water	792,223	115,000	1,363,335	20,742	2,291,300	679,965	1,266,434			211,901			133,000	2,291,300
Sewer	586,585	0	303,000	0	889,585	490,585				271,000			128,000	889,585
													0	0
Debt Servicing	119,869			426,982	546,851							426,982	119,869	546,851
	7,359,950	544,909	9,000,970	1,059,174	17,965,003	2,583,665	5,020,100	4,232,633	120,497	1,254,401	0	426,982	4,326,726	17,965,003
Edit ck:												Budget	4,326,475	
Core Exp summary slide less MRDT	6,975,950											Difference	251	



Potential Property Tax Impact

Municipal property taxes for a representative property	2023 Average Market Value Assessment	2023 Average Property Tax Levy	2023 property tax increase on representative property	
Res.: Single Family	897,098	\$ 2,016.01	\$ 184.01	10.04%
1. Residential	773,695	\$ 1,738.69	\$ 164.69	10.46%
2. Utilities	75,900	\$ 3,036.00	\$ 285.00	10.36%
5. Light. Ind.	185,000	\$ 2,202.10	\$ 201.10	10.05%
6. Business	396,867	\$ 3,488.65	\$ 318.65	10.05%
8. Recreation	161,397	\$ 1,412.78	\$ 128.78	10.03%



Potential Property Tax Impact



Residential – Pine St	Assessed Value	Increase %	Municipal Tax	Increase \$
2023	\$770,000	11% (lower than avg)	\$ 1,730	\$76
2022	\$ 696,000	25% (lower than avg)	\$ 1,654	(\$59)



Residential – Marine Dr	Assessed Value	Increase %	Municipal Tax	Increase \$
2023	\$ 1,018,000	14% (lower than avg)	\$ 2,287	\$100
2022	\$ 896,000	53% (higher than avg)	\$ 2,187	\$397



Residential – Holly Crescent	Assessed Value	Increase %	Municipal Tax	Increase \$
2023	858,000	20.17% (average)	\$1,928	\$185
2022	714,000	47% (higher than avg)	\$1,743	\$259



Potential Property Tax Impact



Residential Zone with 2 B&B St. Jacques	Assessed Value	Increase %	Municipal Tax	Increase \$
2023	1,138,000	33%	\$2,557	\$474
2022	853,000	47%	\$2,083	\$314

Business – Peninsula Rd (Restaurant)	Assessed Value	Increase %	Municipal Tax	Increase \$
2023	\$416,000	.24%	\$3,657	(\$381)
2022	\$ 415,000	8.6%	\$4,038	(\$97)

Business - Forbes	Assessed Value	Increase %	Municipal Tax	Increase \$
2023	\$540,000	28%	\$4,747	\$650
2022	\$ 421,000	30%	\$ 4,097	\$611

Potential Property Tax Impact

Split Class (Residential and Business)	Assessed Value	Increase %	Municipal Tax	Increase \$
2023 Residential	\$224,000	19%	\$ 503	\$13
2023 Business	\$629,000	6%	\$5,529	(\$279)
2023 Total Municipal Property Tax			\$6,032	(\$266)
2022 Residential	\$ 206,300	38%	\$ 490	\$29
2022 Business	\$ 596,000	13%	\$ 5,801	\$107
2022 Total Municipal Property Tax			\$6,291	\$136

2023 Budget Adjustments

Adjustments since Dec 8/22 Special Budget meeting

Parks Operations decrease (5%)	(\$35,639)
Parks Capital decrease	(\$45,000)
Fire Department Capital decrease (21%)	(\$30,000)
Planning/Bylaw Operations	
increase revenue 1%	\$5,000
decrease expenses (9%)	(\$69,063)
Public Works Operations decrease (3%)	(\$33,702)
General Govt/Council	
increase revenue	\$12,000
decrease expenses	(\$78,150)

Potential Considerations

	Amount	Based on an Average SFD
FT Bylaw Officer July 2023	\$49,808	\$40/yr or \$3.34/mo
Top Dresser – Parks	\$15,000	\$12/yr or \$1/mo
Parks Seasonal 3 mos	\$16,040	\$13/yr or \$1.09/mo
Total Add'l taxes	\$80,848	\$64/yr or \$5.34/mo

Budget Process Next Steps

Feb 23rd

- Special Budget Meeting – Taxation & 5 Yr Plan Draft

Feb 27-Mar
27th

- Official Public Feedback Period
- Email to communityinput@ucluelet.ca
- In person Open House – March 7th

April 13th

- Special Budget Meeting
- Revised Roll
- Council receives official feedback

May 9th

- Adoption of 5 Yr Financial Plan Bylaw
- Adoption of Tax Rates Bylaw

