



SPECIAL MEETING OF COUNCIL

George Fraser Community Room, Ucluelet Community Centre,
500 Matterson Drive, Ucluelet, and
Electronically via Zoom ([Ucluelet.ca/CouncilMeetings](https://ucluelet.ca/CouncilMeetings))
Thursday, January 30, 2025 @ 4:00 PM

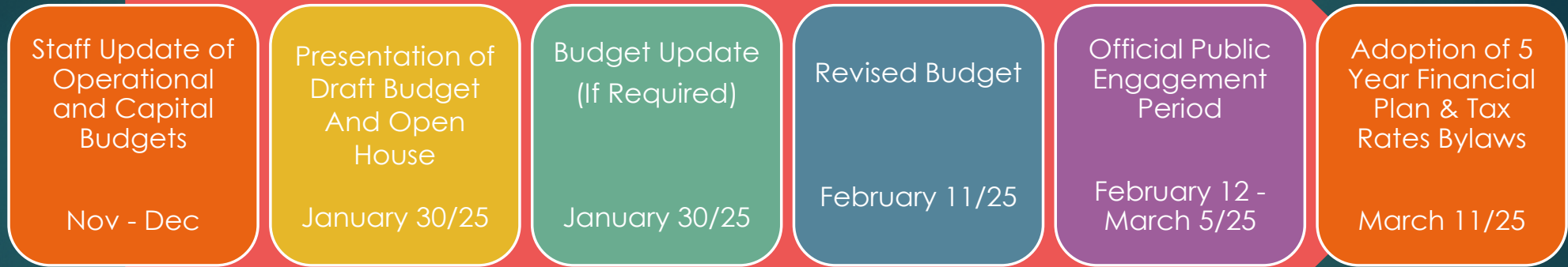
AGENDA

- | | Page |
|---|--------|
| 1. CALL TO ORDER | |
| 1.1. ACKNOWLEDGEMENT OF THE YUULU?I?ATH | |
| Council would like to acknowledge the Yuulu?i?ath, on whose traditional territories the District of Ucluelet operates. | |
| 1.2. NOTICE OF VIDEO RECORDING | |
| Audience members and delegates are advised that this proceeding is being video recorded and broadcast on YouTube and Zoom, which may store data on foreign servers. | |
| 2. LATE ITEMS | |
| 3. APPROVAL OF AGENDA | |
| 4. REPORTS | |
| 4.1. 2025 - 2029 Draft Five-Year Financial Plan (Verbal Report with Accompanying Presentation) | |
| <i>Jeffrey Cadman, Director of Finance</i> | |
| 2025-2029 Five-Year Financial Plan Presentation | |
| 5. ADJOURNMENT | |
| | 3 - 39 |

2025 – 2029 BUDGET



2025-2029 Financial Plan Dates



Meeting Agenda

- ▶ Review Operating and Capital budgets.
- ▶ Discuss property tax implications at different requisition levels.
 - *Compiled budget is based on a \$500,000 capital requisition.

2025-2029 Financial Plan Highlights

Revenue

- ▶ 20.46% increase in operational revenues
- ▶ Parking program is estimated to bring in \$400,000 of revenue in the first year.
- ▶ The District is reviewing fire service agreements. The increase is not yet guaranteed however the opening discussions have been positive thus far.
- ▶ The 2025 interest revenue is well above initially estimated, the District was able to lock into fixed rate investments which will be used to help contribute to capital spending.

Expense

- ▶ 2.76% total increase in operational expense
- ▶ New bylaw officer funded through the parking program.
- ▶ Increased recreation programming results in increased expense and revenue.
- ▶ The Fire Department is introducing a few new items including; Life insurance for members, a new on-call pay system and a new software system.
- ▶ Addition of water treatment plant in 2026 will increase water system operational costs.

Administration

	2025	2026	2027	2028	2029
Other Fees & Cost Recovery	-\$55,522	-\$56,691	-\$57,830	-\$59,000	-\$60,202
Payments In Lieu of Taxes	-92,033	-93,874	-95,751	-97,666	-99,620
1% Utility Taxes	-47,155	-47,352	-47,852	-48,352	-48,852
Annual Grants	-355,000	-355,000	-355,000	-355,000	-355,000
Interest	-535,444	-120,728	-123,143	-125,605	-128,118
Total Revenues	-\$1,085,154	-\$673,645	-\$679,576	-\$685,623	-\$691,792
Municipal Office	\$21,493	\$21,865	\$22,512	\$23,0067	\$23,631
Administration	1,208,166	1,244,338	1,287,402	1,305,699	1,336,746
Information Technology	138,699	150,522	136,724	139,888	143,127
Legal & Audit Services	134,000	136,292	139,018	141,799	144,635
Insurance	138,218	142,365	146,636	151,035	155,566
Fiscal Services (Debt)	123,669	123,669	123,669	123,669	123,669
Total Expenses	\$1,764,245	\$1,819,052	\$1,855,961	\$1,885,156	\$1,927,373

Council

	2025	2026	2027	2028	2029
Mayor & Council	\$163,033	\$167,108	\$171,286	\$175,568	\$179,957
Council Conferences	43,000	44,060	45,146	46,259	47,400
Grants & In-kind Contributions	115,200	116,169	112,157	113,166	114,194
Council Promotion	20,400	20,808	21,224	21,649	22,082
Total Expenses	\$341,633	\$348,145	\$349,814	\$356,642	\$363,633

Planning & Development

	2025	2026	2027	2028	2029
Business Licences	-\$220,000	-224,400.00	-228,888.00	-233,465.76	-238,135.08
Permits	-158,250	-161,395	-164,603	-167,875	-171,213
Total Revenue	-\$378,250	-\$385,795	-\$393,491	-\$401,341	-\$409,348
Planning Administration	\$507,795	\$525,202	\$538,207	\$551,536	\$565,195
Planning Legal & Consultants	79,284	80,070	82,487	84,137	85,820
Bylaw	220,767	251,427	259,900	268,662	277,723
Building Inspection	145,020	149,831	154,804	159,944	165,257
Total Expenses	\$952,867	\$1,006,530	\$1,035,398	\$1,064,279	\$1,093,995

Emergency Services & Management

	2025	2026	2027	2028	2029
Protective Service Agreements	-\$81,280	-\$81,566	-\$81,857	-\$82,154	-\$82,757
Administration	\$271,205	\$290,512	\$297,525	\$304,714	\$312,082
Training & Retention	115,343	137,602	141,042	144,568	148,182
General Operations	144,198	147,807	151,506	155,298	159,185
Emergency Services	20,324	20,832	21,352	21,886	22,433
Total Expenses	\$551,070	\$596,752	\$611,426	\$626,466	\$641,882

Recreation

	2025	2026	2027	2028	2029
Recreation Fees	-\$509,833	-\$520,030	-\$531,148	-\$542,143	-\$553,368
Administration	\$699,097	\$722,182	\$739,635	\$757,517	\$775,840
Programs	242,463	247,312	252,258	257,303	262,449
Events	159,835	163,032	166,293	169,619	173,011
Recreation Buildings	160,291	163,557	166,890	170,292	173,764
Equipment	8,268	8,433	8,602	8,774	8,949
Lighthouse	27,642	28,195	28,759	29,334	29,921
Total Expenses	\$1,297,596	\$1,332,711	\$1,362,436	\$1,392,839	\$1,394,013

Operations

	2025	2026	2027	2028	2029
Cemetery	-\$4,080	-\$4,162	-\$4,245	-\$4,330	-\$4,330
Parking	-400,000	-500,000	-500,000	-500,000	-500,000
Administration	\$225,477	\$229,987	\$234,587	\$239,278	\$244,064
General Operations	187,846	192,470	196,618	200,857	205,188
Parking Program	105,000	95,000	95,000	95,000	95,000
Equipment	135,766	138,846	141,749	144,713	147,740
Roads & Sidewalks	211,027	216,084	220,694	225,404	230,215
Storm System	37,255	38,315	39,189	40,084	41,000
Cemetery	22,720	23,293	23,800	24,318	24,848
Parks Administration	128,903	133,221	136,486	139,831	143,259
Parks Equipment	90,282	92,958	95,117	97,327	99,589
Parks General Operations	594,309	612,286	626,632	641,319	656,352
Total Expenses	\$1,715,249	\$1,737,451	\$1,770,303	\$1,803,808	\$1,843,941

Water System

	2025	2026	2027	2028	2029
Flat Rate Charges	-\$300,000.00	-\$309,000.00	-\$318,270.00	-\$327,818.10	-\$337,652.64
Water Parcel Tax	-120,000	-120,000	-120,000	-120,000	-120,000
Metered Charges	-400,000	-408,000	-416,160	-424,483	-432,972
Connections	-45,000	-46,350	-47,741	-49,173	-50,648
Other Sources	-1,000	-1,000	-1,000	-1,000	-1,000
Total Revenues	-\$866,000	-\$884,350	-\$903,171	-\$922,474	-\$942,274
Administration	\$280,877	\$288,603	\$295,818	\$302,213	\$310,794
Connections	77,674	79,722	81,715	83,758	85,852
Distribution	468,688	481,131	493,159	505,488	518,124
Treatment	80,310	282,445	284,506	286,619	288,785
Total Expenditures	\$907,549	\$1,131,901	\$1,155,198	\$1,178,078	\$1,203,555
Surplus/Deficit	\$41,549	\$247,551	\$252,027	\$255,604	\$261,281

Sewer System

	2025	2026	2027	2028	2029
Sewer User Charges	-\$205,000.00	-\$211,150.00	-\$217,484.50	-\$224,009.04	-\$230,729.31
Sewer Parcel Tax	-126,500.00	-126,500.00	-126,500.00	-126,500.00	-126,500.00
Metered Charges	-260,000.00	-267,800.00	-275,834.00	-284,109.02	-292,632.29
Connection Fees	-20,000	-21,000	-22,000	-23,000	-24,000
Tipping Fees	-2,100	-2,100	-2,100	-2,100	-2,100
TOTAL	-\$613,600	-\$628,550.00	-\$643,919	-\$659,718	-\$675,962
Administration	\$195,098	\$200,679	\$205,696	\$210,838	\$216,109
Connections	22,142	22,696	23,263	23,845	24,441
Distribution	306,172	314,274	322,131	330,184	338,439
Treatment	101,966	104,717	107,335	110,019	112,769
TOTAL	\$625,378	\$642,366	\$658,425	\$674,886	\$691,758
Surplus/Deficit	\$11,778	\$13,816	\$14,506	\$15,168	\$15,796

Harbour

	2025	2026	2027	2028	2029
Main St. Wharf	-17,020	-17,360	-17,708	-18,062	-18,423
Small Craft Harbour	-440,889	-449,707	-458,701	-467,875	-477,233
52 Steps	-16,000	-16,320	-16,646	-16,979	-17,319
Total Revenue	-\$473,909	-\$483,387	-\$493,055	-\$502,916	-\$512,975
Harbour Management	200,038	204,039	208,120	212,282	216,528
Small Craft Harbour Operations	169,970	173,369	177,149	180,773	184,471
52 Steps Operations	10,000	10,200	10,404	10,612	10,824
Main St. Wharf Operations	16,927	17,266	17,611	17,963	18,322
Total Expenditures	\$396,935	\$404,874	\$413,284	\$421,630	\$430,145
Surplus/Deficit	-\$76,974	-\$78,513	-\$80,083	-\$81,685	-\$83,320

Harbour is funded 100% through harbour fees and charges. All revenues from harbour operations must remain within the harbour, any surplus at year end is transferred to the Harbour Reserve.

DRAFT 5-YR Budget Expense

	2025	2026	2027	2028	2029
Administration Expenses	\$1,764,245	\$1,819,052	\$1,855,961	\$1,885,156	\$1,927,373
Amortization	1,491,750	1,536,118	1,580,700	1,625,428	1,665,364
Building Inspection Expense	145,020	149,831	154,804	159,944	165,257
Bylaw Expense	220,767	251,427	259,900	268,662	277,723
Council	341,633	348,145	349,814	356,642	363,633
Debt Payments	119,669	968,957	968,957	1,676,697	1,676,697
Harbour Expenses	396,935	404,874	413,284	421,630	430,145
Planning Expenses	587,079	605,272	620,694	635,673	651,015
Protective Services Expenses	551,070	596,752	611,426	626,466	641,882
Public works Expenses	1,715,249	1,737,451	1,770,303	1,803,808	1,843,941
Recreation Expenses	1,297,596	1,332,711	1,362,436	1,392,839	1,394,013
Sewer Expenses	625,378	642,366	658,425	674,886	691,758
Water Expenses	907,549	1,131,901	1,155,198	1,178,078	1,203,555
Total Operational Expenses	\$10,163,940	\$11,524,857	\$11,761,902	\$12,705,909	\$12,932,356

DRAFT 5-YR Budget Revenue

	2025	2026	2027	2028	2029
Property Taxes	-\$6,144,351	-\$6,513,012	-\$6,838,663	-\$7,043,823	-\$7,255,138
Payments In Lieu of Taxes	-92,033	-93,874	-95,751	-97,666	-99,620
1% Utility Tax	-47,155	-47,352	-47,852	-48,352	-48,852
Business Licences	-223,000	-227,460	-232,009	-236,649	-241,382
Permits	-158,250	-161,395	-164,603	-167,875	-171,213
Protective Service Agreements	-81,280	-81,566	-81,857	-82,154	-82,757
Recreation Fees	-522,576	-533,123	-543,891	-554,885	-566,111
Annual Grants	-2,532,094	-1,473,094	-1,473,094	-949,271	-949,271
Cemetery	-4,080	-4,162	-4,245	-4,330	-4,416
Parking Program	-400,000	-500,000	-500,000	-500,000	-500,000
Interest	-535,444	-120,728	-123,143	-125,605	-128,118
Other Fees & Cost Recovery	-52,339	-53,444	-55,622	-56,756	0
Miscellaneous Conditional Grants	-80,031	0	0	0	0
Transfers from Surplus/Reserves	-6,273,002	-440,000	-100,000	-50,000	-51,000
Capital Grants	-4,167,840.00	-3,299,850.00	-	-	-
DCC	-	-	-2,500,000	-	-
Debt	-4,014,029	-7,229,611	-11,217,052	-4,636,848	-9,248,803
Water System	-866,000	-883,300	-900,946	-918,944	-937,303
Sewer System	-613,600	-687,613	-704,473	-722,019	-740,282
Harbour	-440,889	-449,707	-458,701	-467,875	-477,233
TOTAL	-\$27,128,324	-\$21,830,334	-\$25,072,945	-\$14,986,355	-\$19,824,802

Capital works



2025 – 2029 Capital plan (DRAFT)

- ▶ Provides a preliminary projection of the five-year capital requirements as of November 2024 for all departments.
- ▶ Projects are derived from directives from Council; Master Plans (sanitary, water, storm, parks & recreation; OCP); Infrastructure requirement and Development.
- ▶ Projects will move within the Capital Plan based on approved funding, new grant opportunities and emergency operational requirements.

Fund Legend

Affordable Housing	AF
Barkley Community Forest	BCF
Carry Forward from Previous Year	CFW
Covid Grant	COVID
Development Cost Charges	DCC
Debt	D
Emergency Services Reserves	ER
General Reserves	GR
Grants	G
Harbour Reserves	HR
In Progress	IP
Operations	Ops
Recreation Reserves	RR
Resort Municipality	
Imitative	RMI
Sewer Reserves	SR
Short Term Equipment Loan	STEL
Water Reserves	WR

Fleet

FLEET		Fund	2025	2026	2027	2028	2029
1998 Cat Backhoe	CFW	GR	250,000				
2007 Can-Am ATV		GR	30,000				
2008 Ford Ranger		GR				60,000	
2008 GMC Sierra	CFW	GR	100,000				
2008 GMC Unit 2		GR				60,000	
2009 GMC Bucket Truck		GR					100,000
PW Manager Vehicle		GR		50,000			
DUMP TRUCK		GR	100,000				
TOTAL			\$480,000	\$50,000	\$0	\$120,000	\$100,000

Average age of municipal fleet is 13-years. With a 15-yr life cycle. District has replaced a number of 15-20-yr old vehicles in recent years with the backhoe at 26 yrs.

2008 ¾ Tonne

\$80,000 - \$100,000

Typical useful life is 10 – 15 years. Repair costs are escalating. Required for parks operations. Undercarriage is compromised.



3 Tonne Dump Truck

\$100,000 - \$120,000

Currently Operations only has one 3t Ford F450. Primary workhorse vehicle for parks and public works. Limits work effectiveness with only one vehicle with this capacity.



1998 Cat Backhoe

\$200,000 - \$250,000

Primary excavation machine for operations. Experiencing substantial down time and repair costs. Machine is well beyond useful life with exponentially increasing repair and maintenance costs.

Municipal buildings

BUILDINGS		Fund	2025	2026	2027	2028	2029
Lyche Building - exterior envelope		GR		175,000			
Lyche Building - safety improvements		GR				50,000	
Equipment Furnishings UCC		GR		44,000			
UCC Floor Refinishing		GR	40,000				50,000
UCC Interior Painting		RR					20,000
UCC Storage Addition	CFW	GR	68,000				
UCC Heat Pumps		RR	42,000				
Rec Hall Replacement Plan	CFW	BCF	75,000				
Office Trailer (Additional Office & Work Space)	CFW	GR	100,000				
REC Hall Replacement		G/BCF/RR					3,000,000
TOTAL			\$325,000	\$219,000	\$0	\$50,000	\$3,070,000

Harbour

HARBOUR		Fund	2025	2026	2027	2028	2029
Inner Harbour Walkway	CFW	HR/RMI	419,000	300,000			
Boat Launch Extension	CFW	HR	80,000				
TOTAL			\$499,000	\$300,000	\$0	\$0	\$0

Harbour projects fully funded through harbour reserves.

Parks and Trails

PARKS & TRAILS		Fund	2025	2026	2027	2028	2029
Village Green Lighting & Elec.		GR			100,000		
DDF Washroom Project	CFW	G	340,000				
High Volume Pit Toilets	CFW	RMI	150,000				
WPT Bridge & Walkways Replacement	CFW	RMI/RR	70,000				
WPT – Coast guard RD - Relocate Trespassing section		RR	40,000				
WPT Marine Drive trailheads		RR				50,000	
Pass of Melfort trail	CFW	RR	40,000				
Marine Drive/Forbes Rd connector trail		RR			40,000		
Terrace Beach / Spring Cove midden trail		RR			60,000		
Edna Batchelor Park Playground		RR		140,000			
Furnishings - green space (Garbage Cans & Benches)		RMI/RR				80,000	
Skate Park Expansion		G/RMI/RR	80,000			320,000	
TOTAL			\$720,000	\$140,000	\$200,000	\$450,000	\$0

Affordable housing

GENERAL		Fund	2025	2026	2027	2028	2029
Water Tower Property Feasibility Study	CFW	AFH	200,000				
Supportive Housing 1300 Peninsula Road	CFW	AF	175,000				
Lot 13 Affordable Housing Contribution		AF	650,000				
TOTAL			\$1,025,000	0	0	0	0

Affordable housing is currently funded through the OAP. Water tower property feasibility study is currently unfunded. Study may be eligible to be funded through affordable housing but only if the site is designated for an affordable housing project.

roads

ROADS	Fund	2025	2026	2027	2028	2029
Paving Renewal Program	G/GR			300,000		300,000
Peninsula Road: stripe bike lanes (Mattersen - Coast Guard)	G				50,000	
TOTAL		0	0	\$300,000	\$50,000	\$300,000

Emergency services

EMERGENCY SERVICES		Fund	2025	2026	2027	2028	2029
Tsunami Warning System Siren – Amphitrite Point		G	30,000				
Engine 2 Replacement	CFW	ER	700,000				
Mini Pumper (Rescue 1 Replacement)		ER		600,000			
Fire Hall Replacement		ER			10,000,000		
Fire Hall Development Plan	CFW	ER	100,000				
Fire Hall Capacitor/Generator	CFW	ER	120,000				
TOTAL			\$950,000	\$600,000	\$10,000,000	0	0

Water Capital Projects

WATER		Fund	2025	2026	2027	2028	2029
Water Treatment Upgrade		G/WR	4,500,000	4,500,000			
Water Line Camera Investigation		OPS	20,000	20,000	20,000	20,000	20,000
Submarine Inlet Line	CFW	G/WR	1,300,000				
Infrastructure assessment for the existing AC		WR		50,000			
Matterson Reservoir Valve Chamber Modifications		WR		46,000			
Highway Reservoir Check Valve		WR				35,000	
Construct a duplicate 1,400 m3 reservoir at the Hwy		DCC			2,500,000		
TOTAL			\$5,820,000	\$4,616,000	\$2,520,000	\$55,000	\$20,000

The water system is currently undergoing a comprehensive review, the findings are not yet captured in this five-year financial plan. The years 2026 through 2029 may require updates upon completion of this review.

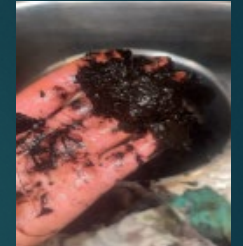
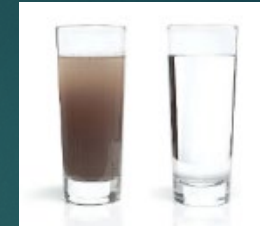
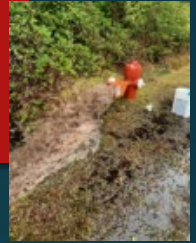
Water Treatment System

\$9.6M

\$7,039,680 ICIP

\$2,560,300 DoU GR

Development of a water filtration system to remove high levels of manganese and iron which significantly impact water quality.



Water Service Line

\$1,300,000

\$652,000 Disaster Assistance Fund (EMCR)

\$648,000 DoU – BC GCF

Design and install replacement water supply submarine line in the inlet connecting Mercantile Creek to Bay Street Pump House. RFP results came in substantially higher than anticipated at \$1.3M up from \$1M



Sewer capital projects

SEWER		Fund	2025	2026	2027	2028	2029
Bay St Area Sewer Main Replacement		SR				500,000	2,000,000
Gravity Sewer Main Replacement (other areas)		SR				357,143	357,143
Peninsula Rd at Seaplane Base Rd		SR		50,000			
Peninsula Rd, Otter to Marine		SR					820,000
Peninsula Rd, 1620 Pen Rd to Bay Street		SR					702,000
Bay St, Peninsula Rd to 1800 Bay St		SR				75,000	
Upgrading of 100 mm and 150 mm Dia. Mains		DCC				620,000	620,000
Victoria Road Lift Station		SR	250,000				
Electrical/Controls Kiosk Replacement		SR				420,000	420,000
Emergency Power Generator		SR			160,000	160,000	160,000
Performance Assessment (REPORT)	CFW	OPS	70,000				
Septage Receiving Station		SR				1,100,000	
Force main Discharge Grit Removal Chamber		SR			1,100,000		
Sludge Removal		SR		275,000			
New Sanitary Sewer Project Engineering/Design		D	1,170,928	390,309			
New Sanitary Sewer Project Phase 1		D	1,710,000	570,000			
New Sanitary Sewer Project Phase 2		D	2,144,000	2,144,000			
New Sanitary Sewer Project Phase 3		D	1,920,125	1,920,125			
TOTAL			\$7,265,053	\$5,349,434	\$1,260,000	\$3,232,143	\$5,079,143

Capital Summary

SUMMARY OF CURRENTLY ANTICIPATED CAPITAL EXPENDITURES.

	2025	2026	2027	2028	2029
Affordable Housing	1,025,000	0	0	0	0
Buildings	325,000	219,000	0	50,000	3,070,000
Emergency Services	950,000	600,000	10,000,000	0	0
Fleet	480,000	50,000	0	120,000	100,000
Parks & Recreation	720,000	140,000	200,000	450,000	0
Roads	0	0	300,000	50,000	300,000
Harbour	499,000	300,000	0	0	0
Water	5,820,000	4,616,000	2,520,000	55,000	20,000
Sewer	7,265,053	5,349,434	1,260,000	3,232,143	5,079,143
TOTAL	\$17,084,053	\$11,274,434	\$14,280,000	\$3,957,143	\$8,569,143

Total 5-year financial plan

	2025	2026	2027	2028	2029
REVENUE					
Total Budgeted Revenues	\$27,128,324	\$21,830,334	\$25,072,945	\$14,986,355	\$19,824,802
EXPENSE					
Operations Expense	\$10,163,940	\$11,524,857	\$11,761,902	\$12,705,909	\$12,932,356
Capital Expense	<u>17,084,053</u>	<u>11,274,434</u>	<u>14,280,000</u>	<u>3,957,143</u>	<u>8,569,143</u>
Total Budgeted Expenses	\$27,128,324	\$21,830,334	\$25,072,945	\$14,986,355	\$19,824,802

2025 Capital Requisition affect on taxes

\$400,000

Property Class	Tax Rate	% Change
Residential	3.37376	8.13%
Utilities	30.78560	67.79%
Light Industrial	17.86487	11.91%
Current Business	12.31424	7.61%
New Business	12.31424	6.69%
Recreational/ Non-Profit	14.16981	-16.11%

\$500,000

Property Class	Tax Rate	% Change
Residential	3.42958	9.92%
Utilities	31.29487	70.57%
Light Industrial	18.16041	13.76%
Current Business	12.51795	9.39%
New Business	12.51795	6.81%
Recreational/ Non-Profit	14.40422	-14.72%

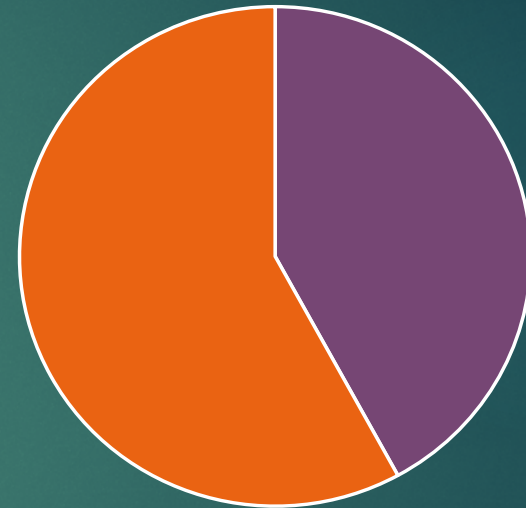
\$750,000

Property Class	Tax Rate	% Change
Residential	3.56910	14.40%
Utilities	32.56807	77.51%
Light Industrial	18.89924	18.39%
Current Business	13.02723	13.84%
New Business	13.02723	7.08%
Recreational/ Non-Profit	14.99023	-11.25%

New Commercial vs Existing

- ▶ 13 new commercial properties.
- ▶ \$138,473.56 of new property tax dollars.
- ▶ 42% of the business tax increase is funded through new properties.
- ▶ 20.80% of the 2025 tax increase is funded through these properties.

2025 Business Tax Increase



■ New Business ■ Existing business

Residential Dollar Increase

\$400,000

Dollar Change	# of Households	% of Households
(\$300 - \$600+)	77	6.07%
(\$0 - \$300)	175	13.79%
(\$0 - \$150)	333	26.24%
(\$150 - \$300)	340	26.79%
(\$300 - \$500)	186	14.66%
(\$500 - \$700)	80	6.30%
(\$700 - \$1,000)	30	2.36%
\$1,000 +	48	3.78%

\$500,000

Dollar Change	# of Households	% of Households
(\$300 - \$600)	73	5.75%
(\$0 - \$300)	142	11.19%
(\$0 - \$150)	315	24.82%
(\$150 - \$300)	328	25.85%
(\$300 - \$500)	202	15.92%
(\$500 - \$700)	100	7.88%
(\$700 - \$1,000)	53	4.18%
\$1,000 +	56	4.41%

\$750,000

Dollar Change	# of Households	% of Households
(\$300 - \$600)	62	4.89%
(\$0 - \$300)	88	6.93%
(\$0 - \$150)	206	16.23%
(\$150 - \$300)	280	22.06%
(\$300 - \$500)	318	25.06%
(\$500 - \$700)	139	10.95%
(\$700 - \$1,000)	93	7.33%
\$1,000 +	83	6.54%

Mixed-use Dollar Increase

\$400,000

Dollar Change	# of Households	% of Households
(\$1000+)	3	1.72%
(\$0 - \$1000)	6	3.45%
(\$0 - \$150)	29	16.67%
(\$150 - \$300)	90	51.72%
(\$300 - \$500)	9	5.17%
(\$500 - \$700)	10	5.75%
(\$700 - \$1,000)	8	4.60%
(\$1,000- \$2000)	10	5.75%
\$2000+	9	5.17%

\$500,000

Dollar Change	# of Households	% of Households
(\$300 - \$600)	3	1.72%
(\$0 - \$300)	6	3.45%
(\$0 - \$150)	3	1.72%
(\$150 - \$300)	104	59.77%
(\$300 - \$500)	16	9.20%
(\$500 - \$700)	9	5.17%
(\$700 - \$1,000)	10	5.75%
(\$1,000- \$2000)	12	6.90%
\$2000+	11	6.32%

\$750,000

Dollar Change	# of Households	% of Households
(\$300 - \$600)	3	1.72%
(\$0 - \$300)	3	1.72%
(\$0 - \$150)	3	1.72%
(\$150 - \$300)	41	23.56%
(\$300 - \$500)	73	41.95%
(\$500 - \$700)	7	4.02%
(\$700 - \$1,000)	10	5.75%
(\$1,000- \$2000)	19	10.92%
\$2000+	15	8.62%

Commercial Dollar Increase

\$400,000

Dollar Change	# of Households	% of Households
(\$1000 - \$2000)	8	4.35%
(\$0 - \$1000)	7	3.80%
(\$0 - \$150)	11	5.89%
(\$150 - \$300)	33	17.93%
(\$300 - \$500)	51	27.72%
(\$500 - \$700)	24	13.04%
(\$700 - \$1,000)	21	11.41%
(\$1,000- \$2000)	17	9.24%
\$2000+	12	6.52%

\$500,000

Dollar Change	# of Households	% of Households
(\$300 - \$600)	8	4.35%
(\$0 - \$300)	7	3.80%
(\$0 - \$150)	9	4.89%
(\$150 - \$300)	20	10.87%
(\$300 - \$500)	53	28.80%
(\$500 - \$700)	25	13.59%
(\$700 - \$1,000)	22	14.13%
(\$1,000- \$2000)	26	12.44%
\$2000+	14	7.61%

\$750,000

Dollar Change	# of Households	% of Households
(\$300 - \$600)	7	3.80%
(\$0 - \$300)	4	2.17%
(\$0 - \$150)	8	4.35%
(\$150 - \$300)	11	5.98%
(\$300 - \$500)	29	15.76%
(\$500 - \$700)	37	20.11%
(\$700 - \$1,000)	26	14.13%
(\$1,000- \$2000)	39	21.20%
\$2000+	23	12.50%

2025 Potential Residential Property Tax Impacts

\$500,000

Single Family Home

\$750,000

Assessed Value 2024	Assessed Value 2025	% Change	Municipal Tax 2024	Municipal Tax 2025	\$ Change
\$842,000	\$789,000	-6.29%	\$2,534	\$2,706	\$172
\$819,000	\$733,000	-10.50%	\$2,465	\$2,514	\$49
\$847,000	\$847,000	0.00%	\$2,549	\$2,905	\$356
\$879,000	\$911,000	3.64%	\$2,645	\$3,124	\$479
\$1,032,000	\$900,000	-12.79%	\$3,106	\$3,087	-\$19
\$1,112,000	\$1,200,000	7.91%	\$3,346	\$4,115	\$769

Assessed Value 2024	Assessed Value 2025	% Change	Municipal Tax 2024	Municipal Tax 2025	\$ Change
\$842,000	\$789,000	-6.29%	\$2,534	\$2,816	\$282
\$819,000	\$733,000	-10.50%	\$2,465	\$2,616	\$151
\$847,000	\$847,000	0.00%	\$2,549	\$3,023	\$474
\$879,000	\$911,000	3.64%	\$2,645	\$3,251	\$606
\$1,032,000	\$900,000	-12.79%	\$3,106	\$3,212	\$106
\$1,112,000	\$1,200,000	7.91%	\$3,346	\$4,283	\$936

\$500,000

Other Types of Homes

\$750,000

	Assessed Value 2024	Assessed Value 2025	% Change	Municipal Tax 2024	Municipal Tax 2025	\$ Change
Manufactured Home	\$117,000	\$124,000	5.98%	\$352	\$425	\$73
Manufactured Home	\$226,000	\$228,000	0.88%	\$680	\$782	\$102
Duplex Home	\$468,000	\$429,000	-8.33%	\$1,408	\$1,471	\$63
Land	\$958,000	\$1,078,000	12.53%	\$2,883	\$3,697	\$814

	Assessed Value 2024	Assessed Value 2025	% Change	Municipal Tax 2024	Municipal Tax 2025	\$ Change
Manufactured Home	\$117,000	\$124,000	5.98%	\$352	\$443	\$90
Manufactured Home	\$226,000	\$228,000	0.88%	\$680	\$814	\$134
Duplex Home	\$468,000	\$429,000	-8.33%	\$1,408	\$1,531	\$123
Land	\$958,000	\$1,078,000	12.53%	\$2,883	\$3,847	\$964

2025 Potential Business Property Tax Impacts

\$500,000

Business Property

\$750,000

Assessed Value 2024	Assessed Value 2025	% Change	Municipal Tax 2024	Municipal Tax 2025	\$ Change
\$805,000	\$688,000	-14.53%	\$9,133	\$8,612	-\$521
\$887,000	\$887,000	0.00%	\$10,063	\$11,103	\$1,040
\$876,000	\$960,000	9.59%	\$9,939	\$12,017	\$2,079
\$960,000	\$861,000	-10.31%	\$10,892	\$10,778	-\$114
\$1,078,000	\$1,100,000	2.04%	\$12,230	\$13,770	\$1,539
\$2,326,000	\$2,372,000	1.98%	\$26,390	\$29,693	\$3,303

Assessed Value 2024	Assessed Value 2025	% Change	Municipal Tax 2024	Municipal Tax 2025	\$ Change
\$805,000	\$688,000	-14.53%	\$9,133	\$8,963	-\$170
\$887,000	\$887,000	0.00%	\$10,063	\$11,555	\$1,492
\$876,000	\$960,000	9.59%	\$9,939	\$12,506	\$2,567
\$960,000	\$861,000	-10.31%	\$10,892	\$11,216	\$325
\$1,078,000	\$1,100,000	2.04%	\$12,230	\$14,330	\$2,099
\$2,326,000	\$2,372,000	1.98%	\$26,390	\$30,901	\$4,511

\$ 500,000

Split Class & Business Property

\$ 750,000

	Assessed Value 2024	Assessed Value 2025	% Change	Municipal Tax 2024	Municipal Tax 2025	\$ Change
Restaurant	\$427,900	\$450,000	5.16%	\$4,855	\$5,633	\$778
General Business	\$756,000	\$756,000	0.00%	\$8,577	\$9,464	\$886
Bed and Breakfast	\$999,000	\$1,048,000	4.90%	\$11,334	\$13,119	\$1,785
Single Family with Short Term Rental	\$215,100	\$255,000	18.55%	\$647	\$875	\$227
	\$765,000	\$767,000	0.26%	\$8,679	\$9,601	\$922
Single Family with Short Term Rental	\$762,000	\$782,000	2.62%	\$2,293	\$2,682	\$389
	\$2,026,000	\$2,202,000	8.69%	\$22,986	\$27,565	\$4,578
Single Family with Short Term Rental	\$143,600	\$152,000	5.85%	\$432	\$521	\$89
	\$176,200	\$175,900	-0.17%	\$1,999	\$2,202	\$203

	Assessed Value 2024	Assessed Value 2025	% Change	Municipal Tax 2024	Municipal Tax 2025	\$ Change
Restaurant	\$427,900	\$450,000	5.16%	\$4,855	\$5,862	\$1,008
General Business	\$756,000	\$756,000	0.00%	\$8,577	\$9,849	\$1,271
Bed and Breakfast	\$999,000	\$1,048,000	4.90%	\$11,334	\$13,653	\$2,318
Single Family with Short Term Rental	\$215,100	\$255,000	18.55%	\$647	\$910	\$263
	\$765,000	\$767,000	0.26%	\$8,679	\$9,992	\$1,313
Single Family with Short Term Rental	\$762,000	\$782,000	2.62%	\$2,293	\$2,791	\$498
	\$2,026,000	\$2,202,000	8.69%	\$22,986	\$28,686	\$5,700
Single Family with Short Term Rental	\$143,600	\$152,000	5.85%	\$432	\$543	\$110
	\$176,200	\$175,900	-0.17%	\$1,999	\$2,291	\$292