

# Village of Fruitvale



5 Year Financial Plan 2014-2018







# Village of Fruitvale 5 Year Financial Plan 2014-2018

Council is required to adopt a 5 Year Financial Plan each year before May 15<sup>th</sup> under the *Community Charter* legislation. The Financial Plan (or budget) process must provide an opportunity for public consultation and comment.

The budget provides the framework for all of the Village expenditures throughout the year, as well as a plan for the following four years.

## WHAT IS IN THE BUDGET?

Council sets out priorities in the Strategic Plan and budget expenditures are the implementation of those strategic priorities. For the current Council term, the priorities are:

- Community Identity
- Community Development (community spaces and facilities, social programs, governance)
- Economic Development
- Services & Infrastructure (maintenance, replacement and future planning)

### Community Identity

- Maintaining the Village in a clean and welcoming manner (boulevards, signage, working with the Communities in Bloom/Beaver Valley Blooming Society, hanging flower baskets, holiday lighting)
- Continue bylaw enforcement regarding property standards consistent with resident expectations
- Planning for a new entrance area and way-finding signage for the downtown core with a heritage theme (Eastview boulevard area).

### Community Development

- **Community Spaces and Facilities**
  - maintaining parks and community areas (Creekside, Vale, Haines Park ballfields and concession/washrooms, Fruitvale Sport Court, all playgrounds, Cenotaph park)
  - maintaining and refurbishing Fruitvale Memorial Centre (painting and stucco repairs)
  - sustainability planning for Beaver Valley Lanes bowling facility
  - support the Beaver Valley Parks, Recreation and Regional Trails programming and facilities (arena, soccer fields, BV Family Park at Marsh Creek etc)
  - expand and enhance the Fruitvale Cemetery (columbaria, memorial rock plaques, landscaping, new grave spaces)
- **Community Development – Social, Recreational and Amenities**
  - Continue and enhance the Seniors Program
  - Continue and enhance the BV Youth Program
  - Work with the Columbia Basin Family Action Network to focus on family friendly community initiatives



## Village of Fruitvale 5 Year Financial Plan 2014-2018

- Plan and carry out events for community inclusivity (intergenerational, mobility accessibility) such as Canada Day, Jingle Down Main, Remembrance Day, continued support of May Days event, grants-in-aid for community sports and non-profit organizations .
- Improved community amenities (bike racks, benches, pet waste receptacles, crosswalk improvements (work with Province for Highway 3B crossings).
- **Governance**
  - Continue to work with local communities on shared services to reduce costs wherever possible
  - Work with Province and other local governments on the City of Trail potential expansion and mitigation issues
  - Work with Kootenay and Columbia Basin communities on communication initiatives (community engagement, broadband)

### **Economic Development**

- Continue working with Lower Columbia Initiatives Corporation and Lower Columbia Community Development Team on business initiatives
- Continue working with LCCDT Affordable Housing Committee on current housing initiative
- Provide planning and subdivision services to Village property owners and developers
- Finalize Development Guidelines and updated Zoning Bylaw to facilitate development in an orderly, modern manner
- Develop business signage in conjunction with entrance and way-finding area (see **Community Identity** bullet above)

### **Services & Infrastructure**

- Provide and sustain current levels of service for garbage, animal control, asphalt patching, dust control, ditching and drainage, snow plowing and clearing, sidewalks, street lights, signage etc.
- Provide training and certification for staff as required by provincial legislation and to facilitate best practices for municipal operations
- Plan and provide safety services; e.g. fire protection and emergency services (with RDKB), building inspection, policing (RCMP), staff health and safety supplies and training
- Operate water treatment and distribution system for RDKB
- Operate Village of Fruitvale sewerage collection and treatment system
- Provide and maintain equipment necessary for Village operations
- Finalize sewer plant upgrades and begin construction (as required by Ministry of Environment)

### **CAPITAL WORKS**

In addition to the regular day to day operations of the Village, there are capital works planned and carried out each year. For 2014, the following are the projects planned.



## Village of Fruitvale 5 Year Financial Plan 2014-2018

Fruitvale Memorial Cemetery Expansion – continue works begun in 2013. Previously a portion of the property adjacent to the cemetery was surveyed, approved by the Cemeteries Branch of the Provincial Government, and subsequently cleared. In 2014, fencing, plot surveying and, as time and season permits, lawn crypts may be installed. The anticipated date for sales of new grave spaces is summer 2015. Budgeted - **\$70,176**

Fruitvale Community Hall – external stucco repairs and repainting will be carried out - **\$44,000**

Village Buildings – roof repairs and renovations at 1936 Beaver Street - **\$15,000**

Parks – Haines Park ballfields enhancements and additional bleachers - **\$32,000**

Streets – Columbia Gardens Road pavement preservation project - **\$57,000**  
- transfer to paving reserve to allow for future projects - **\$100,000**

### WHAT IS THE IMPACT TO PROPERTY TAXES?

The Financial Plan is based on a 1% increase to Village of Fruitvale tax levies. The Consumer Price Index for 2013 was 0%, however, that is based on a specific “basket of consumer goods”. For the Village, many costs have increased over the past year, including labour costs, chemicals, asphalt, building supplies etc. Recognizing the need to be fiscally responsible and work within the local taxpayers’ budget limitations, Council has kept the impact on municipal taxes to 1%, which is a total increase in property taxes of **\$5,197**.

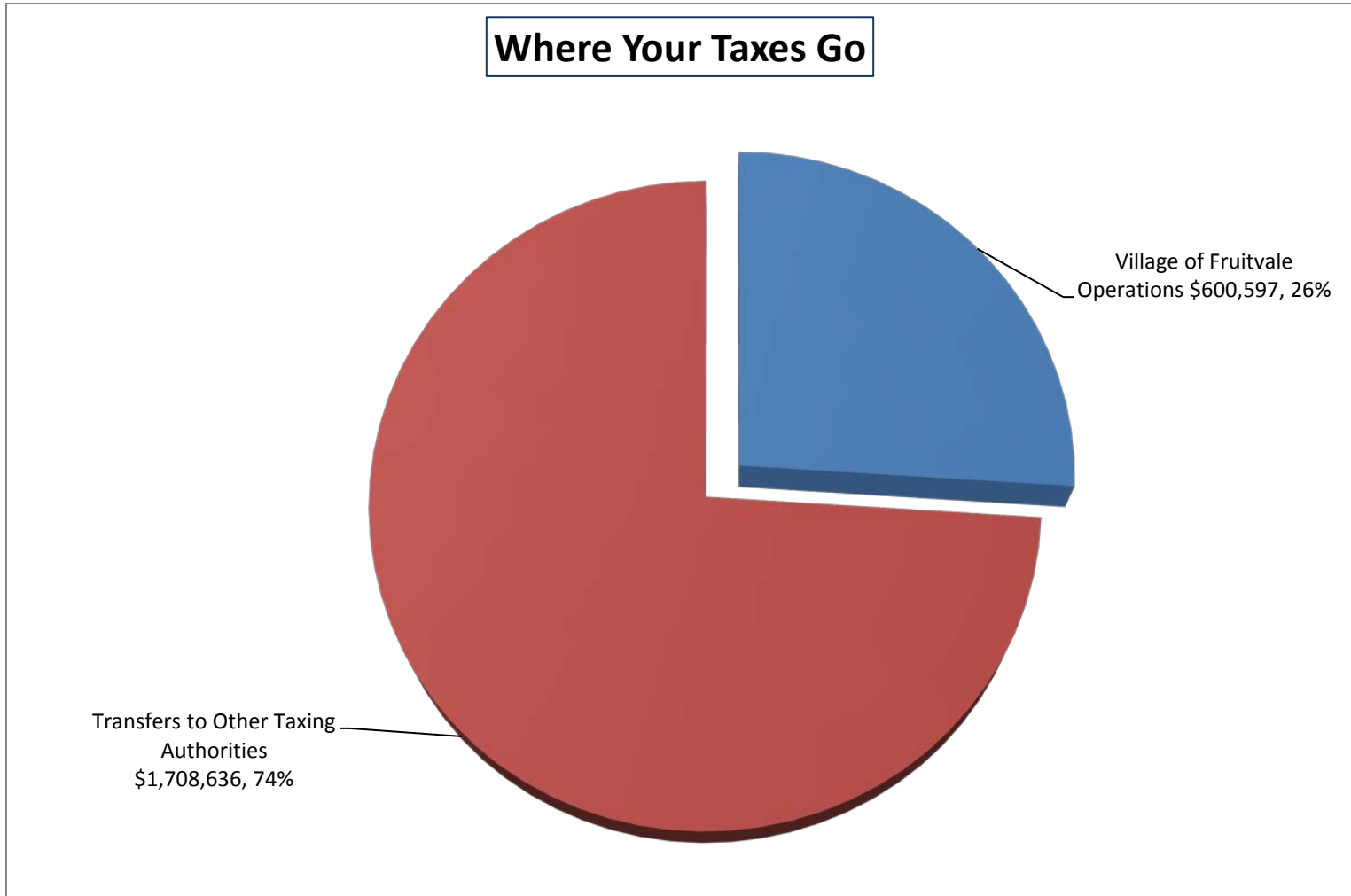
As the Village of Fruitvale residential assessment has remained relatively static, if your assessment has remained the same as 2013, you will experience an increase of 1%. If your assessment has decreased or increased, you will experience a reduction or increase more than 1%. This may vary depending on your property’s assessment classification (e.g. residential, commercial, farm)

The Village of Fruitvale, as all other local governments, collects taxes on behalf of other taxing authorities and remits them directly to those taxing authorities. This includes the Province of BC for school and police taxes, the BC Assessment Authority for appraisals, the Municipal Finance Authority for debenture issuing and borrowing services, and the West Kootenay Regional Hospital District for future hospital planning and equipment. The Village collects taxes for the Regional District of Kootenay Boundary for a large number of services the Village participates in (fire protection, solid waste landfill, water, recreation services, victims’ services, regional planning, emergency preparedness, 911 communications, cultural arts and recreation, cemeteries, and transit).

Village of Fruitvale taxpayers should be aware that 74% of the total annual property taxes they pay are collected for other taxing authorities as described above. The following chart shows the amounts on your tax bill that are retained within the Village for municipal operations.



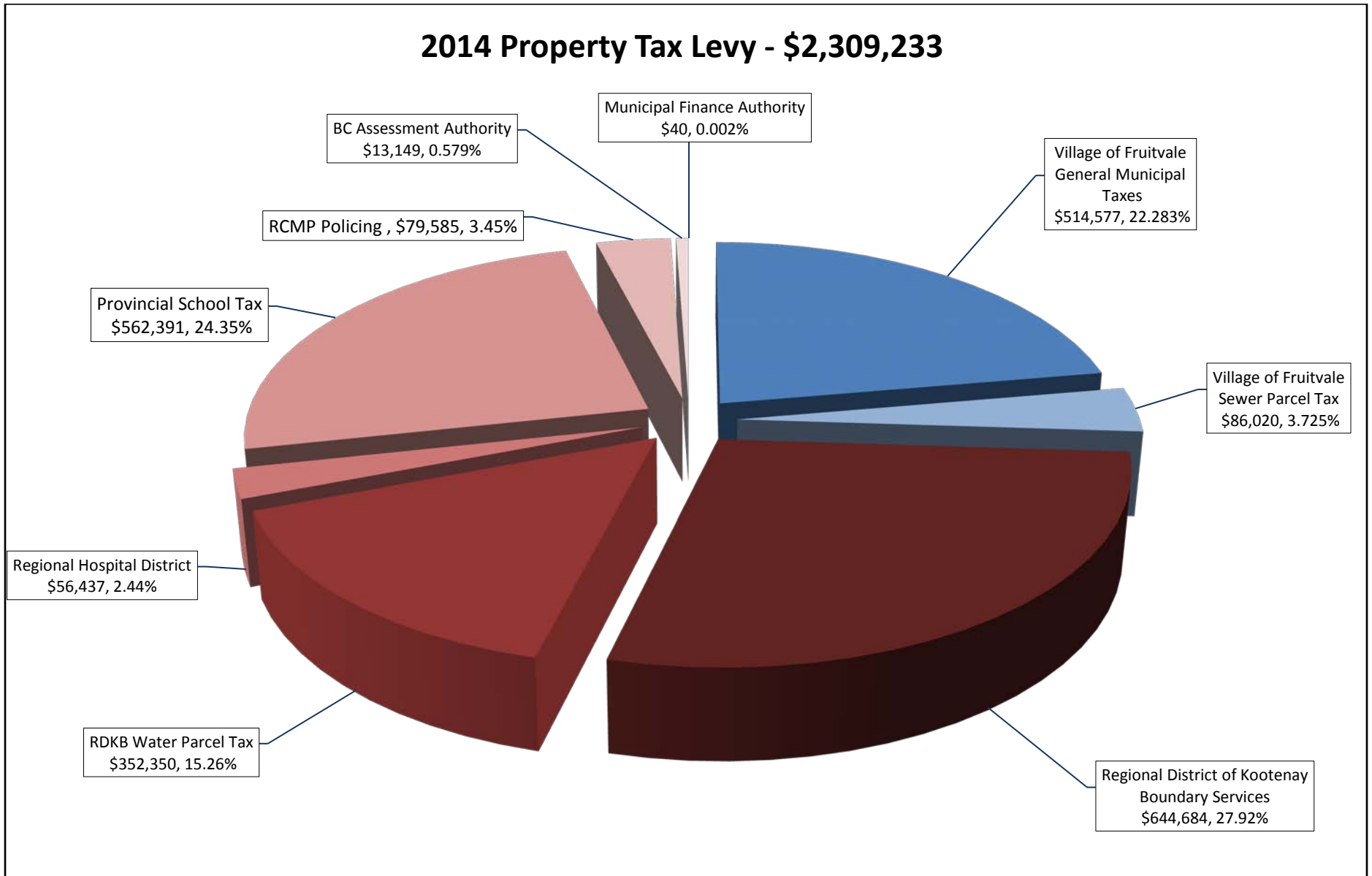
# Village of Fruitvale 5 Year Financial Plan 2014-2018





# Village of Fruitvale 5 Year Financial Plan 2014-2018

For more detail, the following chart shows the amounts forwarded to each taxing authority.



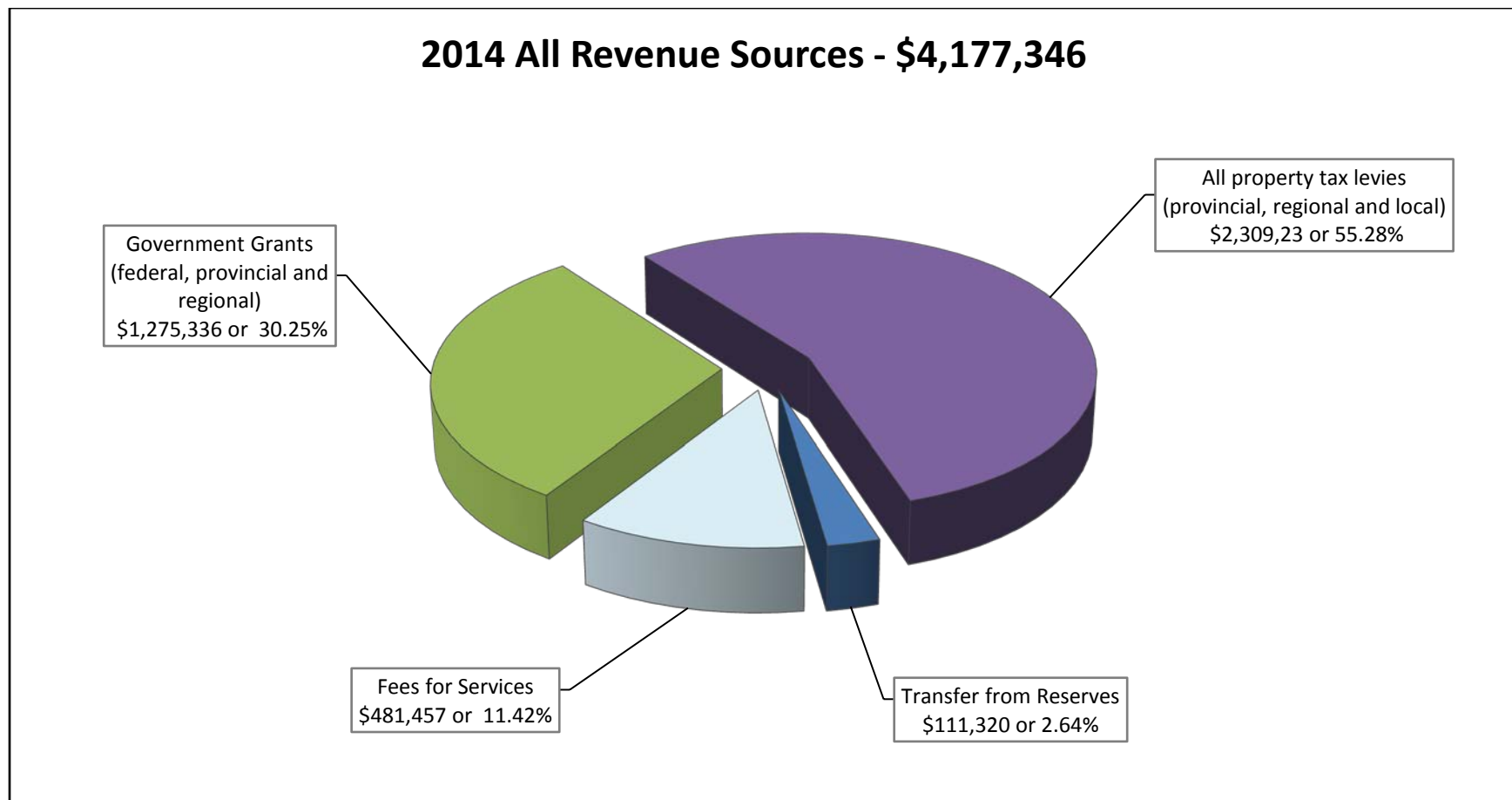


# Village of Fruitvale 5 Year Financial Plan 2014-2018

## SOURCES OF REVENUE

Not all municipal services are paid for by property taxes; a significant amount of revenue comes from grants, both unconditional grants as well as project specific grants. Grants may be federal, provincial or regional; many project specific grants are from foundations or corporations. Council has actively sought out granting opportunities in order to relieve the burden on local taxpayers.

Other sources of revenue are user fees for services provided and drawdowns from reserves previously put aside for certain types of expenditures.



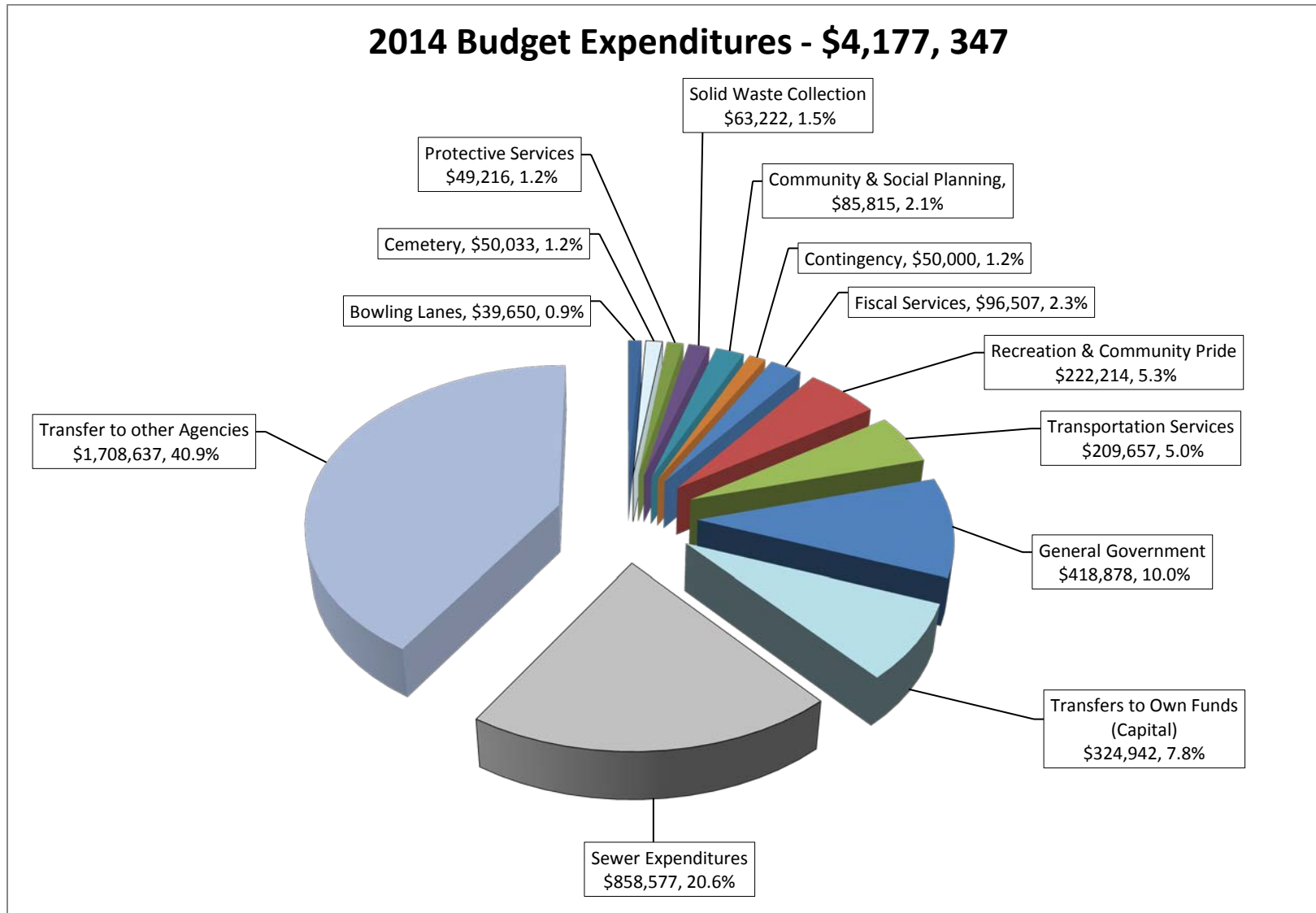




# Village of Fruitvale 5 Year Financial Plan 2014-2018

## USE OF FUNDS

The use of all funds received was outlined in the beginning part of this presentation, therefore will only be illustrated by the following chart.





# Village of Fruitvale 5 Year Financial Plan 2014-2018

## DISTRIBUTION OF TAXES AMONG PROPERTY CLASSES

The Village has mostly residential properties within its boundaries (95%), a small business assessment base (5%) and no industrial tax base whatsoever. This means that most services must be paid for by homeowners, rather than industrial or businesses which generally pay higher tax rates than residential. Therefore, although the total tax increase is 1%, the distribution between classes means that it may be less for residential properties.

The following table shows that the percentage of assessment of each property class in the Village, as well as the distribution of the taxes on both the Village tax levy base, as well as the entire taxing base.

| Assessment Class |   | Assessment Breakdown % | General Municipal Tax Breakdown % | General Municipal Tax Breakdown \$ | Total Tax Breakdown % | Total Tax Breakdown \$ |
|------------------|---|------------------------|-----------------------------------|------------------------------------|-----------------------|------------------------|
| residential      | 1 | 94.741%                | 88.816%                           | \$457,026                          | 87.3064%              | \$2,028,977            |
| utility          | 2 | 0.157%                 | 0.664%                            | 3,417                              | 2.8369%               | 65,930                 |
| commercial       | 6 | 5.100%                 | 10.518%                           | 54,125                             | 9.8074%               | 227,922                |
| farm             | 9 | 0.002%                 | 0.002%                            | 8                                  | 0.0492%               | 1,144                  |
|                  |   | 100.00%                | 100.000%                          | \$514,576                          | 100.0000%             | \$2,323,973            |

## PROPERTY TAX CHANGES OVER THE YEARS

The increase in general municipal taxes, which are the only taxes that Council has authority over, is shown over the past 6 years.

|                | 2009 Budget | 2010 Budget | 2011 Budget | 2012 Budget | 2013 Budget | 2014 Budget |
|----------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Municipal Levy | \$449,975   | \$462,735   | \$476,754   | \$494,456   | \$509,289   | \$514,576   |
| Levy Increase  | 5.5%        | 2.8%        | 3.0%        | 3.7%        | 2.9%        | 1.0%        |

Note: Taxes may include new construction as well as existing assessment base.



# Village of Fruitvale 5 Year Financial Plan 2014-2018

## WHAT IT MEANS ON YOUR TAX NOTICE

Due to the cancellation of the RDKB East End Economic Development Service as well as the sale of the RDKB Airport to the City of Trail, the average residential property taxes will be reduced this year. The following shows the estimates of current 2014 estimated taxes compared to 2013 taxes on three ranges of property values.

| CLASS 1 RESIDENTIAL | GENERAL | REGIONAL DISTRICT | REGIONAL HOSPITAL | SCHOOL | BCAA   | MFA    | POLICE | TOTAL  |
|---------------------|---------|-------------------|-------------------|--------|--------|--------|--------|--------|
| Year                |         |                   |                   |        |        |        |        |        |
| 2014                | 2.7140  | 3.2500            | 0.2845            | 2.8691 | 0.0619 | 0.0002 | 0.4012 | 9.5809 |
| 2013                | 2.7038  | 3.4413            | 0.3498            | 2.8777 | 0.0610 | 0.0002 | 0.3929 | 9.8267 |

The following table is based on average changes over the residential assessment base; usually property assessments move in rounded thousands.

| Assessment                         | -----2013----- |             |             | -----2014----- |             |             | Low       |          | Low       |          | Low       |          |
|------------------------------------|----------------|-------------|-------------|----------------|-------------|-------------|-----------|----------|-----------|----------|-----------|----------|
|                                    | Low            | Average     | Higher      | Low            | Average     | Higher      | \$ Change | % Change | \$ Change | % Change | \$ Change | % Change |
|                                    | \$159,600      | \$209,475   | \$284,288   | \$159,860      | \$209,816   | \$284,750   | \$260     | 0.16%    | \$341     | 0.16%    | \$462     | 0.16%    |
| <i>residential tax calculation</i> |                |             |             |                |             |             |           |          |           |          |           |          |
| General Municipal                  | \$ 431.53      | \$ 566.38   | \$ 768.66   | \$ 433.86      | \$ 569.44   | \$ 772.81   | \$2.33    | 0.54%    | \$3.06    | 0.54%    | \$4.15    | 0.54%    |
| Provincial School                  | \$ 459.28      | \$ 602.81   | \$ 818.10   | \$ 458.65      | \$ 601.98   | \$ 816.98   | -\$0.63   |          | -\$0.82   |          | -\$1.12   |          |
| RDKB Services Requisition          | \$ 549.23      | \$ 720.87   | \$ 978.32   | \$ 519.54      | \$ 681.90   | \$ 925.43   | -\$29.69  |          | -\$38.97  |          | -\$52.89  |          |
| WKB Regional Hospital District     | \$ 55.83       | \$ 73.27    | \$ 99.44    | \$ 45.48       | \$ 59.69    | \$ 81.01    | -\$10.35  |          | -\$13.58  |          | -\$18.43  |          |
| Municipal Finance Authority        | \$ 0.03        | \$ 0.04     | \$ 0.06     | \$ 0.03        | \$ 0.04     | \$ 0.06     | \$0.00    |          | \$0.00    |          | \$0.00    |          |
| BC Assessment Authority            | \$ 9.74        | \$ 12.78    | \$ 17.34    | \$ 9.90        | \$ 12.99    | \$ 17.63    | \$0.16    |          | \$0.21    |          | \$0.28    |          |
| Provincial Policing Levy           | \$ 62.71       | \$ 82.30    | \$ 111.70   | \$ 64.14       | \$ 84.18    | \$ 114.24   | \$1.43    |          | \$1.88    |          | \$2.54    |          |
| RDKB Water Parcel Tax              | \$ 450.00      | \$ 450.00   | \$ 450.00   | \$ 450.00      | \$ 450.00   | \$ 450.00   | \$0.00    |          | \$0.00    |          | \$0.00    |          |
| Fruitvale Sewer Parcel Tax         | \$ 95.00       | \$ 95.00    | \$ 95.00    | \$ 110.00      | \$ 110.00   | \$ 110.00   | \$15.00   |          | \$15.00   |          | \$15.00   |          |
|                                    |                |             |             |                |             |             | \$0.00    |          | \$0.00    |          |           |          |
| GROSS TAXES                        | \$ 2,113.34    | \$ 2,603.45 | \$ 3,338.61 | \$ 2,091.60    | \$ 2,570.22 | \$ 3,288.15 | -\$21.74  | -1.03%   | -\$33.23  | -1.28%   | -\$50.46  | -1.5%    |
| Net of Regular Home Owner Grant    | \$ 1,343.34    | \$ 1,833.45 | \$ 2,568.61 | \$ 1,321.60    | \$ 1,800.22 | \$ 2,518.15 | -\$21.74  | -1.62%   | -\$33.23  | -1.81%   | -\$50.46  | -2.0%    |
| Net of Senior Home Owner Grant     | \$ 1,068.34    | \$ 1,558.45 | \$ 2,293.61 | \$ 1,046.60    | \$ 1,525.22 | \$ 2,243.15 | -\$21.74  | -2.04%   | -\$33.23  | -2.13%   | -\$50.46  | -2.2%    |



# Village of Fruitvale 5 Year Financial Plan 2014-2018

## PERMISSIVE PROPERTY TAX EXEMPTIONS

Over the years, Village of Fruitvale Councils have established a policy of supporting non-profit organizations that benefit the public by providing an exemption from taxation as authorized by the *Community Charter Act*. Permissive taxation bylaws must be passed before October 31 in a year to be effective for the following year, and at Council's discretion, may be effective for up to 5 years. The following properties have been exempted from taxation, by bylaw, until the 2016 taxation year.

| SCHEDULE OF PERMISSIVE TAX EXEMPTIONS |                        |         |               |                     |                |                     |            |                     |
|---------------------------------------|------------------------|---------|---------------|---------------------|----------------|---------------------|------------|---------------------|
| Bylaw                                 | Name                   | Roll #  | Class         | 2014 Assessed Value | 2014           | 2014                | 2014       | 2014                |
|                                       |                        |         |               |                     | Municipal Rate | Village Portion     | Full Rates | Totals              |
| #830, 2011                            | BV Manor               | 32.050  | Land - 1      | 189,000             | 2.71398        | \$ 572.94           | 9.58086    | \$ 2,243.28         |
|                                       |                        |         | Buildings - 1 | 850,000             | 2.71398        | \$ 2,306.88         | 9.58086    | \$ 8,143.73         |
| #830, 2011                            | Scout Properties       | 267.000 | Land - 8      | 168,000             | 2.71398        | \$ 515.95           | 10.11176   | \$ 2,131.28         |
|                                       |                        |         | Buildings - 6 | 34,400              | 5.97076        | \$ 205.39           | 21.78924   | \$ 749.55           |
| #830, 2011                            | Scout Properties       | 268.000 | Land - 8      | 168,000             | 2.71398        | \$ 515.95           | 10.11176   | \$ 2,131.28         |
|                                       |                        |         | Buildings - 6 | 137,000             | 5.97076        | \$ 817.99           | 21.78924   | \$ 2,985.13         |
| #830, 2011                            | BV Curling Club        | 288.000 | Land - 8      | 67,700              | 2.71398        | \$ 183.74           | 10.11176   | \$ 684.57           |
|                                       |                        |         | Land - 6      | 67,700              | 5.97076        | \$ 464.22           | 21.78924   | \$ 1,907.63         |
|                                       |                        |         | Buildings - 6 | 532,000             | 5.97076        | \$ 3,176.44         | 21.78924   | \$ 11,591.88        |
| #831, 2011                            | Catholic Church        | 55.012  | Land - 8      | 59,500              | 2.71398        | \$ 221.48           | 10.11176   | \$ 1,034.15         |
|                                       |                        |         | Buildings - 8 | 162,100             | 2.71398        | \$ 439.94           | 10.11176   | \$ 1,639.12         |
| #834, 2011                            | Fellowship Church      | 337.000 | Land - 8      | 67,600              | 2.71398        | \$ 243.47           | 10.11176   | \$ 1,116.06         |
|                                       |                        |         | Buildings - 8 | 164,000             | 2.71398        | \$ 445.09           | 10.11176   | \$ 1,658.33         |
| #832, 2011                            | United/Anglican Church | 244.099 | Land - 8      | 81,200              | 2.71398        | \$ 280.38           | 10.11176   | \$ 1,253.58         |
|                                       |                        |         | Church Hall   | 276,000             | 2.71398        | \$ 749.06           | 10.11176   | \$ 2,790.85         |
| #833, 2011                            | United/Anglican Church | 244.100 | Land - 8      | 13,100              | 2.71398        | \$ 95.55            | 10.11176   | \$ 564.96           |
| #830, 2011                            | SC Search & Rescue     | 371.110 | Land - 6      | 50,400              | 5.97076        | \$ 360.93           | 21.78924   | \$ 1,530.68         |
|                                       |                        |         | Buildings - 6 | 74,900              | 5.97076        | \$ 507.21           | 21.78924   | \$ 1,632.01         |
| <b>Grand Total</b>                    |                        |         |               |                     |                | <b>\$ 12,102.61</b> |            | <b>\$ 45,788.05</b> |



# Village of Fruitvale 5 Year Financial Plan 2014-2018

## DRAFT 5 YEAR FINANCIAL PLAN SCHEDULE A (BUDGET SUMMARY)

The following is a summary of what is anticipated to be the 5 Year Financial Bylaw budget schedule.

### APPENDIX A TO "FIVE YEAR FINANCIAL PLAN BYLAW 851, 2014"

|   | 2014<br>Budget      | 2015<br>Budget      | 2016<br>Budget      | 2017<br>Budget      | 2018<br>Budget      |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>Taxes</b>                              | -\$514,577          | -\$524,868          | -\$535,366          | -\$546,074          | -\$562,456          |
| <b>Grants in Lieu</b>                     | -\$29,360           | -\$29,947           | -\$30,546           | -\$31,463           | -\$32,406           |
| <b>Solid Waste</b>                        | -\$62,865           | -\$66,300           | -\$73,128           | -\$79,920           | -\$84,588           |
| <b>Cemetery</b>                           | -\$16,867           | -\$17,373           | -\$21,858           | -\$22,514           | -\$23,189           |
| <b>Revenue from own Sources</b>           | -\$116,225          | -\$119,340          | -\$124,810          | -\$129,396          | -\$133,714          |
| <b>Bowling Lanes</b>                      | -\$39,650           | -\$40,443           | -\$41,252           | -\$42,489           | -\$43,764           |
| <b>Grants from Prov &amp; Local Gov't</b> | -\$740,665          | -\$652,429          | -\$660,637          | -\$710,785          | -\$691,107          |
| <b>Taxes Collected for Other Agencies</b> | -\$1,708,636        | -\$1,785,216        | -\$1,817,608        | -\$1,858,272        | -\$1,869,823        |
| <b>Transfers from Reserves</b>            | -\$72,000           | -\$296,463          | \$0                 | \$0                 | \$0                 |
| <b>Short Term Capital Borrowing</b>       | \$0                 | -\$280,000          | -\$291,322          | -\$325,355          | -\$700,000          |
| <b>Surplus Forward</b>                    | -\$17,924           | \$0                 | \$0                 | \$0                 | \$0                 |
| <b>Sewer Revenues &amp; Grants</b>        | -\$858,577          | -\$851,950          | -\$375,591          | -\$395,526          | -\$414,932          |
| <b>TOTAL REVENUES</b>                     | <b>-\$4,177,346</b> | <b>-\$4,664,329</b> | <b>-\$3,972,118</b> | <b>-\$4,141,794</b> | <b>-\$4,555,980</b> |
| <b>General Government</b>                 | \$418,878           | \$471,587           | \$469,184           | \$498,245           | \$508,596           |
| <b>Protective Service</b>                 | \$49,216            | \$53,738            | \$54,161            | \$55,761            | \$57,394            |
| <b>Transportation Services</b>            | \$209,657           | \$176,653           | \$181,360           | \$186,452           | \$157,837           |
| <b>Solid Waste Collection</b>             | \$63,222            | \$65,025            | \$66,883            | \$68,797            | \$70,438            |
| <b>Cemetery</b>                           | \$50,033            | \$51,534            | \$50,368            | \$51,879            | \$53,435            |
| <b>Community &amp; Social Planning</b>    | \$85,815            | \$89,170            | \$62,106            | \$63,078            | \$69,113            |
| <b>Recreation &amp; Community Pride</b>   | \$222,214           | \$221,938           | \$227,837           | \$233,905           | \$242,270           |
| <b>Bowling Lanes</b>                      | \$39,650            | \$40,443            | \$41,252            | \$42,490            | \$43,764            |
| <b>Fiscal Services</b>                    | \$96,507            | \$131,462           | \$124,532           | \$100,084           | \$90,019            |
| <b>Transfers to Reserves</b>              | \$106,766           | \$6,800             | \$106,914           | \$106,952           | \$144,359           |
| <b>General Fund Capital Expenditures</b>  | \$218,176           | \$668,813           | \$344,322           | \$430,355           | \$784,000           |
| <b>Collections for Other Agencies</b>     | \$1,708,636         | \$1,785,216         | \$1,817,608         | \$1,858,272         | \$1,869,823         |
| <b>Contingency</b>                        | \$50,000            | \$50,000            | \$50,000            | \$50,000            | \$50,000            |
| <b>Sewer Operating Expenditures</b>       | \$277,246           | \$268,370           | \$277,917           | \$279,256           | \$289,021           |
| <b>Sewer Transfer to Reserves</b>         | \$66,741            | \$94,080            | \$97,674            | \$116,270           | \$125,912           |
| <b>Sewer Capital Expenditures</b>         | \$514,590           | \$489,500           | \$0                 | \$0                 | \$0                 |
| <b>TOTAL EXPENDITURES</b>                 | <b>\$4,177,346</b>  | <b>\$4,664,329</b>  | <b>\$3,972,118</b>  | <b>\$4,141,794</b>  | <b>\$4,555,980</b>  |



# Village of Fruitvale 5 Year Financial Plan 2014-2018

## NEXT STEPS

There will be a public presentation of the Village of Fruitvale 5 Year Financial Plan prior to the Committee of the Whole meeting on April 28.

The presentation will begin at **6:00 PM April 28<sup>th</sup>, 2014**. Fruitvale residents are welcome to attend and provide comments or ask questions. In addition, comments or questions may be directed to the Chief Administrative Officer at the Village of Fruitvale until May 8<sup>th</sup>.

After consultation with the public and consideration of the public commentary, the next steps for Council are as follows:

1. Make any amendments to the Draft 5 Year Financial Plan
2. Receive the 2013 Audited Financial Statements
3. Give 3 readings to the 5 Year Financial Plan Bylaw and the 2014 Tax Rates Bylaw
4. Reconsider, finally pass and adopt the 5 Year Financial Plan Bylaw and 2014 Tax Rates Bylaw (by May 15<sup>th</sup>)
5. Direct staff to calculate and distribute 2014 tax notices

Contact Information: Lila Cresswell, Chief Administrative Officer  
email: [cao@village.fruitvale.bc.ca](mailto:cao@village.fruitvale.bc.ca)  
Telephone (250) 367-7551 ext 225  
1947 Beaver Street  
Mailing Address: PO Box 370  
Fruitvale, BC V0G 1L0