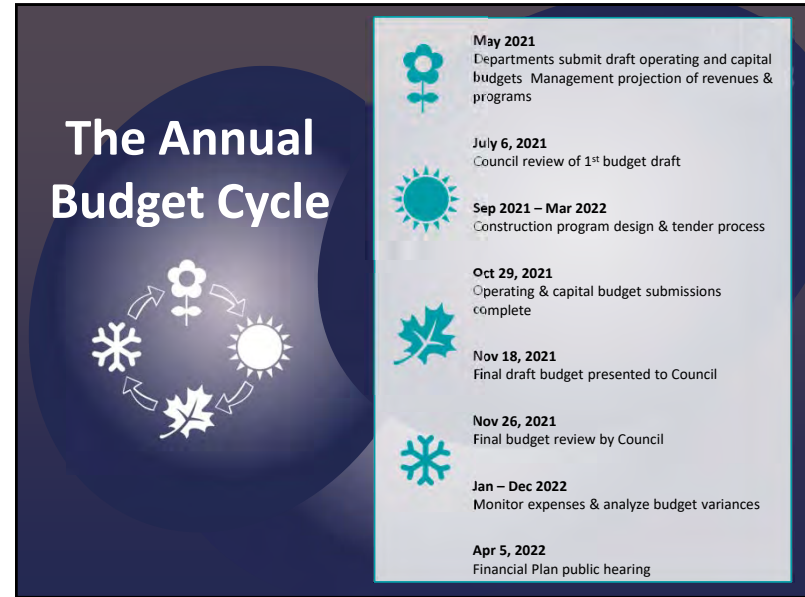


CITY OF STEINBACH 2022 Financial Plan

1



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2022 What to Expect

- Municipal property tax rate - 14.1 mills (2.9% increase from 2021 rate) ↑
- No change to utility rates —
- 1.4% increase for residential garbage collection ↑
- Overall 2.5% fee increase for land use applications and permits ↑

3

2022 What to Expect

\$25.3 million for new capital improvements

↓

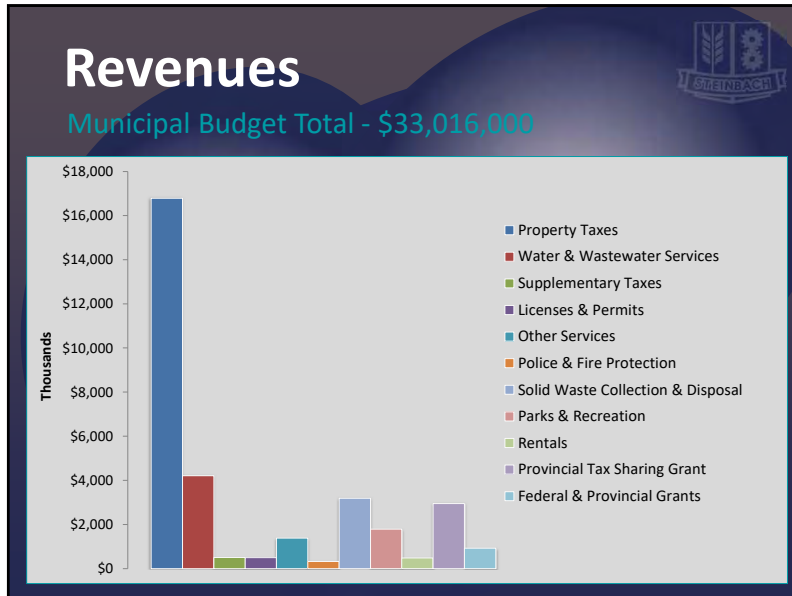
Events Centre
Acres Drive
Loewen Blvd Sewer
Sidewalks

\$13.9 million capital renewal program for the replacement of equipment and infrastructure

↓

Loewen/12 Intersection
Brookdale Cres
Residential Garbage Truck

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Property Value & Tax Relationship

- Property value growth of 2.6%
- Commercial properties make up about 25% of the total property values in the City
- Provincial portioning system – a lower portion of residential property values (45%) are subject to property tax than commercial property values (65%)

The City sets a tax rate each year (known as a mill rate) which is then applied to property values to generate tax revenue.

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2022 Property Taxes

- Property tax rate of 14.1 mills up 2.9% from 2021
- 51% of budgeted municipal revenues are from property taxes
- \$16.8 million to be raised by property taxes in 2021 (\$15.8 million of this via mill rate)
- Education property taxes are required in addition to any City property taxes

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What Will My City Property Taxes Cost This Year?

Average Dwelling Market Value = \$202,000
Taxable Assessed Value = \$90,900

Annual City Property Taxes = \$1,281.69

Monthly City Property Taxes = \$106.80

Monthly Expense Comparisons	Amount
Shaw Premier Digital TV subscription	\$93
Daily medium sized cup of Tim Hortons' coffee	\$59.40
All purpose insurance for a 2011 Ford Escape	\$125

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Supplementary Property Taxes



\$500,000

- Represents taxes levied on increases in property values resulting from new construction
- Lags actual development by 1-2 years

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Federal & Provincial Grants


- Operating and support grants provide for maintenance, programming and capacity building
- Provincial per capita tax sharing grant - \$2.9 million
- Federal Gas Tax grant - \$890,500

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User Fees

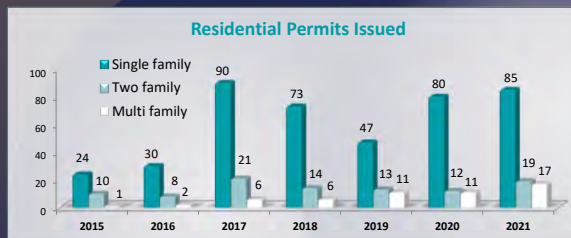
Utility \$4.2 million
General \$5.7 million




- Fees paid by those who benefit from the service provided
- Some services compete with the open market
- Rates may be subsidized for programs to be accessible

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Permits & Development Fees



Year	Single family	Two family	Multi family
2015	24	10	1
2016	30	8	2
2017	90	21	6
2018	73	14	6
2019	47	13	11
2020	80	12	11
2021	85	19	17



Year	Residential Permit Value (\$ millions)	Total Permit Value (\$ millions)
2015	~20	~40
2016	~15	~45
2017	~40	~60
2018	~35	~60
2019	~40	~85
2020	~55	~70
2021	~60	~105

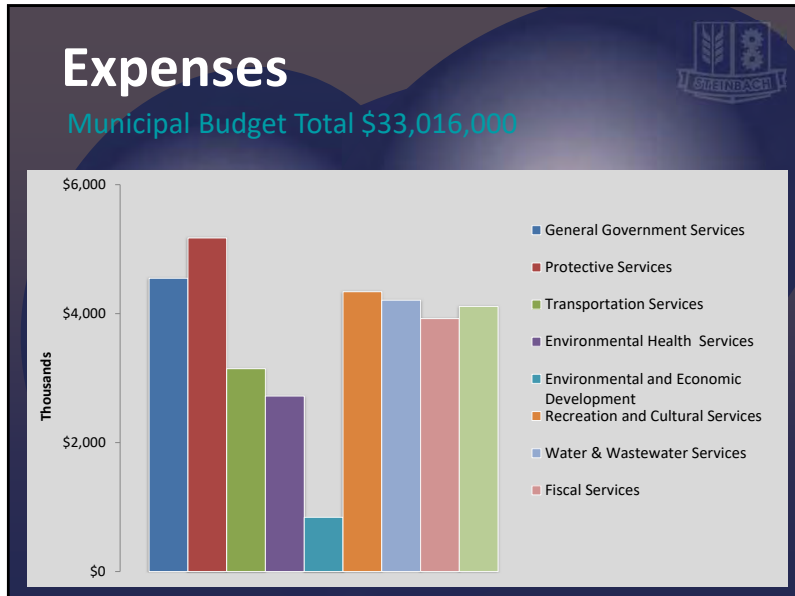
2021

- 289 dwelling units
- 123 single/two family home units
- \$101.8 million permit value

2022 Estimates

- 220 dwelling units
- \$370,000 permit fees
- \$615,000 in capital fees

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Some 2022 Programs

- Waste reduction and recycling \$895,000
- Jake Epp Public Library \$404,000
- Beautification \$224,000
- Summer in the City Festival \$65,000
- Canada Day activities \$30,000
- Dutch Elm Disease prevention \$59,500

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Employees

- 141 FTE positions
- 293,000 labour hours
- Aquatic Centre – 19% of total labour hours
- Labour costs – 35% of operating budget - \$10.0 million
- Employee training & education programs

Our Greatest Asset

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Police & Fire Services

\$4.5 million

18 RCMP officers

53 firefighters & 8 trucks

Community Services Officer - City By-Laws

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Transportation Services

\$2.66 million

- Property development results in new infrastructure to maintain
- 139.9 km - total road surface reached in 2021
- Annual increase in resources is necessary to deliver basic level of service
- Snow & ice clearing program
Weather is a factor




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Solid Waste Services

\$2.7 million

- Residential – curbside garbage and blue box recycling collection and disposal
- Commercial – regular and “on demand” service
- Costs funded by user fees




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Recreation Services

\$4.3 million

- Primary facilities - Aquatic Centre, Arena, A.D. Penner Park, Curling Rink and Soccer Park
- 100+ baseball, football, soccer teams
- 40+ hockey and ringette teams
- 90,000 public swims and 5,170 swim lessons – with 48,000 individual lessons we remain one of the largest programs in Manitoba
- 250 acres of green space & parks




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Water & Wastewater Services

\$4.2 million

- 5,000+ customers
- 198.4 km of underground pipe infrastructure




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2022 Projects

\$39.2 Million - Total Projects

- \$1.7 Million - Equipment Replacement**
Sidewalk plow, residential garbage truck
- \$18.0 Million - Events Centre**
- \$7.3 Million - New Infrastructure**
Acres Drive, Loewen Blvd, Landfill expansion, sidewalks
- \$8.2 Million - Road Surface Renewal**
Loewen/PTH 12 intersection, Brookdale Cres., Park Road West
- \$2.9 Million - Underground Infrastructure Renewal**
Loewen/PTH 12 intersection, Brookdale Cres.



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2022 Debt Management

Each loan funds a specific project

- Event Centre Construction **\$3.75 million**
- Acres Drive Construction **\$3.1 million**
- Loewen Blvd/PTH 12 Intersection **\$3.5 million**

- \$10.4 million of new debt
- \$2.1 million of debt will be paid off
- 5 year amortization term
- 2.56% average interest rate

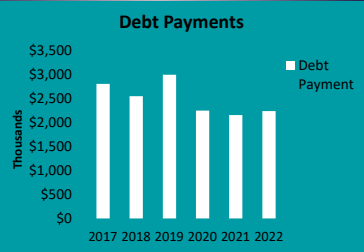
December 2022 Debt Balance = **\$14.4 million**

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2022 Debt Payments

\$2.2 Million payment, \$156,000 is interest

- 2022 tax rate is 2.0 mills (14.1% of total city tax rate)
- Recent history of annual payment amounts is stable but may increase as City grows and funding needs change
- City makes annual debt payments on loans taken out in previous years and sets an annual tax rate to raise funds for this




Year	Debt Payment (Thousands)
2017	~2,800
2018	~2,500
2019	~3,000
2020	~2,200
2021	~2,100
2022	~2,200

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2026 - 2026 Capital Program

Year	Amount (Million)	Projects
2023	\$34.7 million	Infrastructure renewal, events centre, aquatic centre repairs, equipment replacement
2024	\$26.5 million	Infrastructure renewal, events centre, equipment replacement
2025	\$18.9 million	Infrastructure renewal, operations shop, equipment replacement
2026	\$21.4 million	Infrastructure renewal, equipment replacement



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