

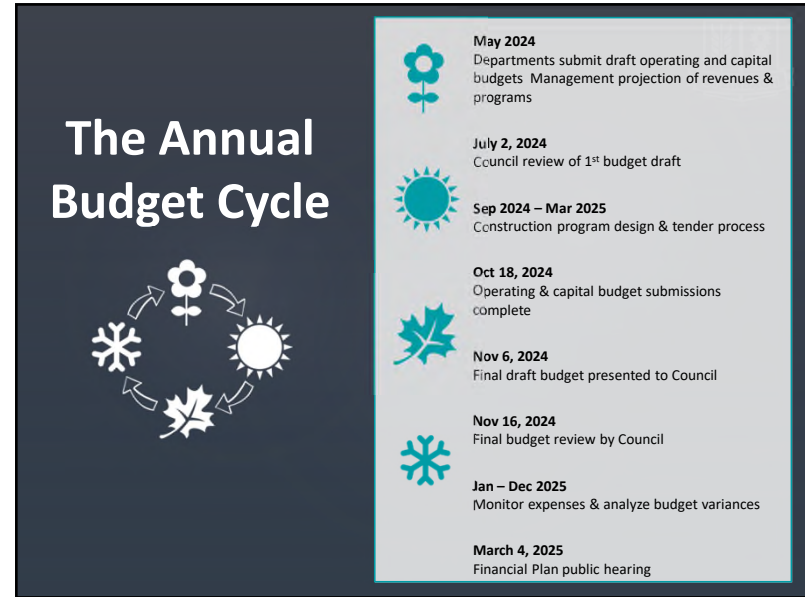


# CITY OF STEINBACH


## 2025 Financial Plan



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- Municipal property tax rate - 14.4 mills (no change from 2024 rate) reassessment year →
- Overall average 3% increase to utility rates ↑
- 4.5% increase for residential garbage collection ↑
- Overall 2.5% fee increase for land use applications and 5.0% increase for permits ↑

## 2025 What to Expect

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## 2025 What to Expect

**\$9.0 million for new capital improvements**

↓

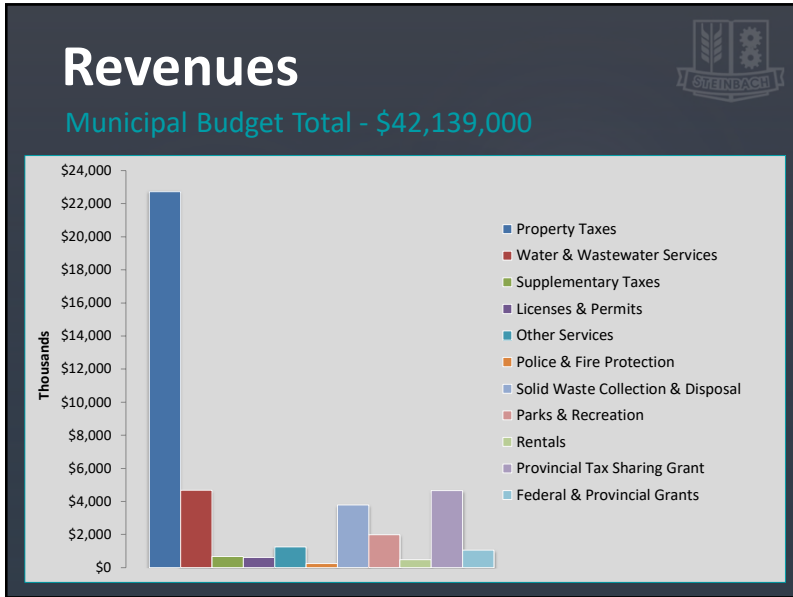
Events Centre

**\$27.5 million capital renewal program for the replacement of equipment and infrastructure**

↓

Loewen/12 Intersection  
Lift Station #1 Upgrade  
Forcemain Twinning

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## Property Value & Tax Relationship

- Property value growth of 14.9%
- Commercial properties make up about 24% 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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## 2025 Property Taxes

- Property tax rate of 14.4 no change from 2024
- 54% of budgeted municipal revenues are from property taxes
- \$22.7 million to be raised by property taxes in 2025 (\$21.6 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 = \$250,000  
Taxable Assessed Value = \$112,500

Annual City Property Taxes = \$1,620.00

Monthly City Property Taxes = \$135.00

Monthly Expense Comparisons	Amount
Shaw Popular Internet & TV subscription	\$190
Daily medium sized cup of Tim Hortons' coffee	\$60
All-purpose insurance for a 2020 Chevy Traverse	\$150

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## Supplementary Property Taxes



\$675,000

- 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 - \$4.65 million
- Federal Gas Tax grant - \$1.03 million

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## User Fees

Utility \$4.7 million  
General \$6.6 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

### Residential Permits Issued

Year	Single and two family	Multi family
2018	101	57
2019	73	141
2020	104	198
2021	123	166
2022	105	88
2023	100	20
2024	89	255

### 2024

- 344 dwelling units
- 89 single/two family home units
- \$104.9 million permit value

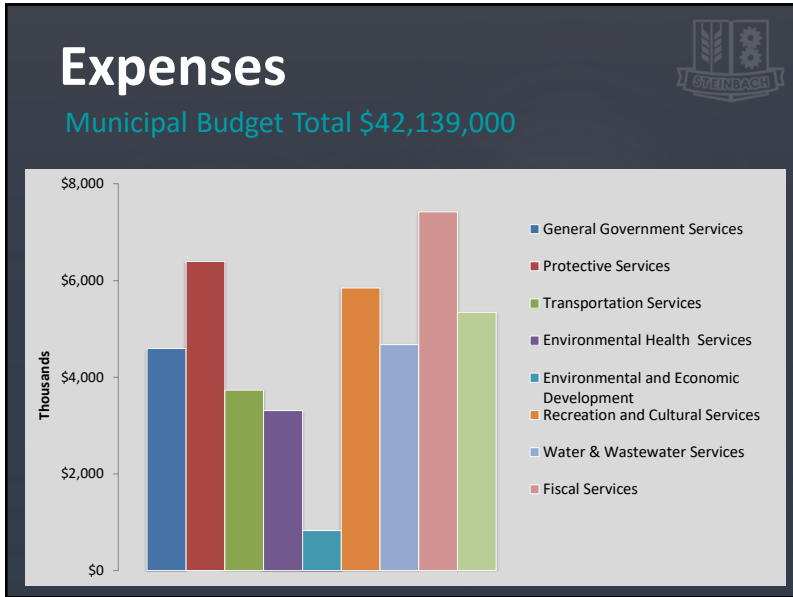
### Residential Permit Value

Year	Residential Permit Value (\$ millions)	Total Permit Value (\$ millions)
2018	~40	~70
2019	~50	~90
2020	~60	~80
2021	~70	~110
2022	~50	~90
2023	~40	~210
2024	~80	~120

### 2025 Estimates

- \$480,000 permit fees
- \$600,000 in capital fees

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# Some 2025 Programs

- Waste reduction and recycling \$1,126,000
- Jake Epp Public Library \$455,000
- Beautification \$286,000
- Canada Day activities \$30,000
- Dutch Elm Disease prevention \$62,000

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# 2025 Grants

- Jake Epp Public Library \$389,880
- Accessible Transit \$105,000
- Chamber of Commerce \$225,000
- Mennonite Heritage Village \$52,500
- Steinbach Arts Council \$155,400
- Summer In The City \$65,000
- Other \$28,500
- Headway \$8k, STARS \$18k, Discretionary \$2.5k

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# Employees

- 150 FTE positions
- 310,000 labour hours
- Aquatic Centre – 19% of total labour hours
- Labour costs – 33% of operating budget - \$12.0 million
- Employee training & education programs

**Our Greatest Asset**


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## Police & Fire Services


\$5.6 million



18 RCMP officers



47 firefighters & 8 trucks




Community Services Officer - City By-Laws




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## Transportation Services

\$3.2 million




- Property development results in new infrastructure to maintain
- 144.9 km - total road surface reached in 2024
- 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

\$3.3 million



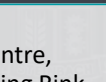
- Residential – curbside garbage and recycling collection and disposal
- Commercial – regular and “on demand” service
- Costs funded by user fees



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## Recreation Services


\$5.8 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
- 105,500 public swims and 5,100 swim lessons – with 42,500 individual lessons we remain one of the largest programs in Manitoba
- 260 acres of green space & parks



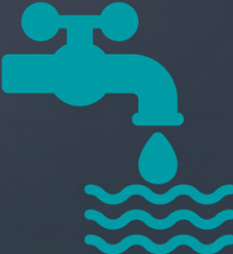
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## Water & Wastewater Services

\$4.7 million

- 6,000+ customers
- 210.1 km of underground pipe infrastructure




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## 2025 Projects

\$36.6 Million - Total Projects

- \$4.15 Million** - Equipment Replacement  
Sanding truck, fire ladder truck, roll off truck
- \$9.0 Million** - Events Centre
- \$5.6 Million** - New Infrastructure  
Forcemain twinning
- \$4.6 Million** - Road Surface Renewal  
Loewen/PTH 12 intersection
- \$5.1 Million** - Underground Infrastructure Renewal  
Loewen/PTH 12 intersection, Millwork Drive sewer



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## 2025 Debt Management

Each loan funds a specific project

- Event Centre Construction **\$5 million**
- Loewen Blvd/PTH 12 Intersection **\$3.5 million**
- Fire Department Ladder Truck **\$2 million**
- Force Main Twinning **\$2.75 million**
- \$13.25 million of new debt
- \$2.6 million of debt will be paid off
- 5 year amortization term
- 4.03% average interest rate

December 2025 Debt Balance = **\$21.6 million**

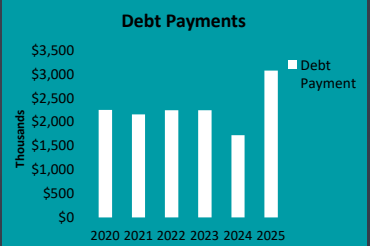
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## 2025 Debt Payments

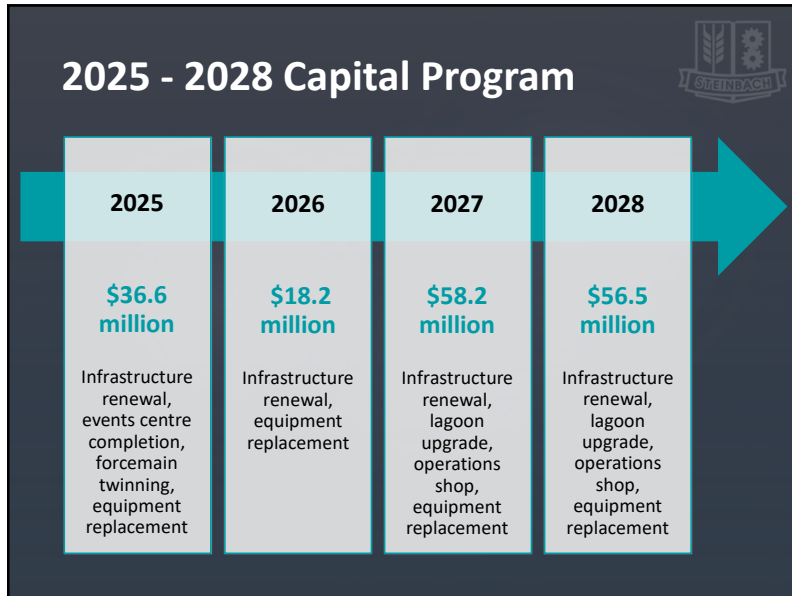
\$3.1 Million payment, \$443,000 is interest

- 2025 tax rate is 1.945 mills (13.5% of total city tax rate)
- Recent history of annual payment amounts is stable but will 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

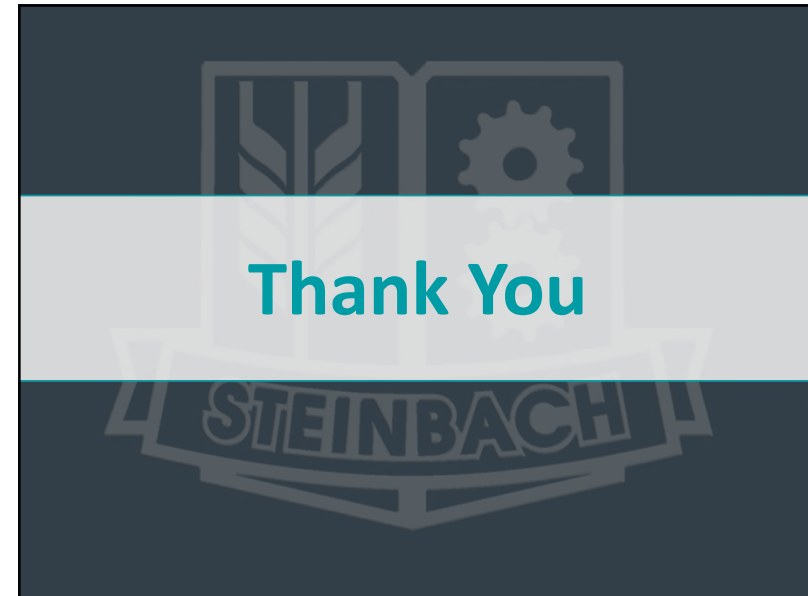


Year	Payment (Thousands)
2020	2,200
2021	2,100
2022	2,200
2023	2,100
2024	1,700
2025	3,000

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