

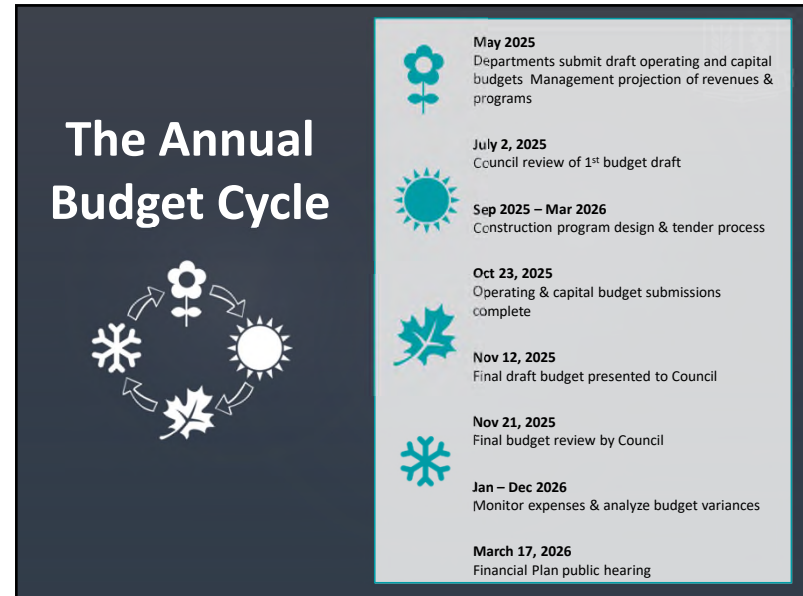


CITY OF STEINBACH


2026 Financial Plan



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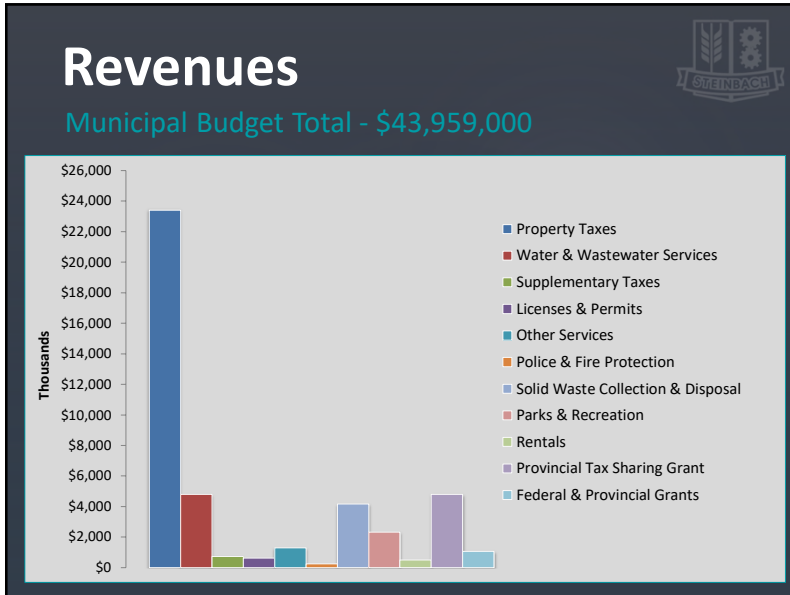
- Municipal property tax rate - 14.4 mills (no change from 2025 rate) →
- Overall average 3% increase to utility rates ↑
- 3.7% increase for residential garbage collection ↑
- Overall 2.5% fee increase for land use applications and 5.0% increase for permits ↑

2026 What to Expect

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Property Value & Tax Relationship

- Property value growth of 2.4%
- 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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2026 Property Taxes

- Property tax rate of 14.4 no change from 2025
- 53% of budgeted municipal revenues are from property taxes
- \$23.4 million to be raised by property taxes in 2026 (\$22.2 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



\$730,000

- 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 - \$4.8 million
- Federal Gas Tax grant - \$1.03 million

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User Fees

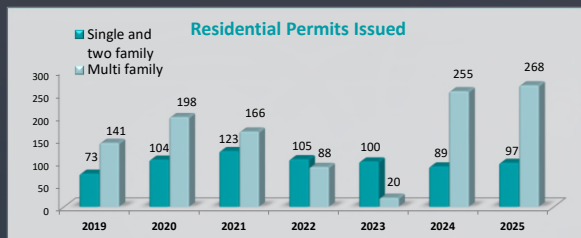
Utility \$4.8 million
General \$7.3 million



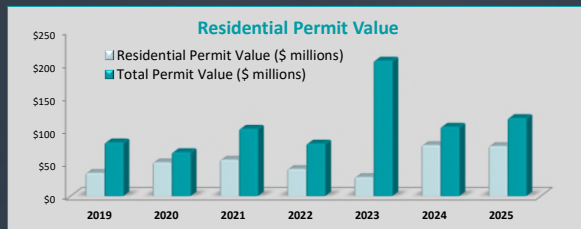
- Fees paid by those who benefit from the service provided
- Some services compete with the open market
- Rates may be subsidized for programs to be accessible

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Permits & Development Fees



Year	Single and two family	Multi family
2019	73	141
2020	104	198
2021	123	166
2022	105	88
2023	100	20
2024	89	255
2025	97	268



Year	Residential Permit Value (\$ millions)	Total Permit Value (\$ millions)
2019	40	90
2020	60	80
2021	60	110
2022	50	90
2023	40	210
2024	80	110
2025	80	130

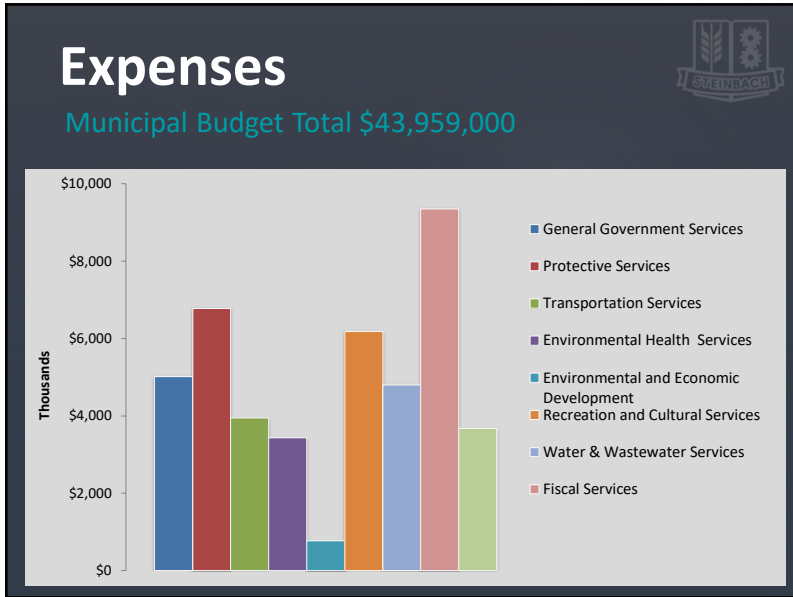
2025

- 365 dwelling units
- 97 single/two family home units
- \$118.0 million permit value

2026 Estimates

- \$494,000 permit fees
- \$615,000 in capital fees

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Some 2026 Programs

- Waste reduction and recycling \$1,161,000
- Jake Epp Public Library \$515,000
- Beautification \$300,000
- Canada Day activities \$30,000
- Dutch Elm Disease prevention \$62,000

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2026 Grants

- Jake Epp Public Library \$448,362
- Accessible Transit \$105,000
- Chamber of Commerce \$170,000
- Mennonite Heritage Village \$52,500
- Steinbach Arts Council \$185,400
- Summer In The City \$65,000
- Other \$106,500
 - Eastman Raiders \$71k, Sports Heritage \$15k, STARS \$18k, Discretionary \$2.5k

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Employees


- 155 FTE positions
- 321,000 labour hours
- Aquatic Centre – 18% of total labour hours
- Labour costs – 32% of operating budget - \$12.8 million
- Employee training & education programs

Our Greatest Asset


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Police & Fire Services


\$5.9 million



18 RCMP officers



53 firefighters & 8 trucks




Community Services Officers - City By-Laws




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Transportation Services

\$3.4 million



- Property development results in new infrastructure to maintain
- 147.2 km - total road surface reached in 2025
- 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

\$3.4 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

\$6.2 million



- Primary facilities – Event Centre, Aquatic Centre, A.D. Penner Park, Curling Rink and Soccer Park
- 100+ baseball, football, soccer teams
- 40+ hockey and ringette teams
- 104,250 public swims and 5,850 swim lessons – with 47,800 individual lessons we remain one of the largest programs in Manitoba
- 260 acres of green space & parks



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Water & Wastewater Services

\$4.8 million

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




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2026 Projects

\$35.8 Million - Total Projects

- \$7.5 Million** - Equipment Replacement
Landfill crawler, fire ladder truck, front load truck
- \$17.7 Million** - Buildings/Facilities
Lift Station #1, Aquatic Centre
- \$5.1 Million** - New Infrastructure
Forcemain twinning
- \$2.2 Million** - Road Surface Renewal
Stone Bridge Crossing
- \$2.8 Million** - Underground Infrastructure Renewal
Millwork Drive sewer



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CITY OF STEINBACH

2026 Financial Plan

Flood Water Mitigation




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Flood Water Mitigation


2025 Projects & Programs

- Pre**
 - Climate Risk Assessment Study
 - Clearspring Greens Neighborhood Drain
 - Sanitary Sewer Televising & Mtce Pgm
 - Storm Sewer Televising & Mtce Pgm
 - Major Drain Mtce Pgm
- Post**
 - MB Disaster Financial Assistance Pgm
 - Storm Damage Mapping
 - Keating Drain Cleanout
 - Lift Station and Treatment Plant Pump Calibrations



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Flood Water Mitigation




2026 Projects & Programs

Pre

- Lift Station 1 Pumping Capacity Upgrade
- Park Rd W Sewer Forcemain Twinning
- Millwork Dr Sewer Main Upgrade


Post

- PTH 52E Drainage Mtce
- Park Rd E Drainage Improvements
- Steinbach Sump Pump By-Law 1674 Review
- Private Property Sewer, Sump-pit, and Septic Tank Inspection/Remediation Program
- Park Rd E LPS Forcemain Rerouting




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Flood Water Mitigation




Future Programs Under Review

- Private Property Lot Grading Policy
- Drainage Catchment Areas Master Plan
- Basement Depth Policy
- Major Drain Bypass/Water Detention Plan
- Storm Water Flow Sensor Installation



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2026 Debt Management




Each loan funds a specific project

<ul style="list-style-type: none"> Event Centre Construction \$2.5 million Fire Department Ladder Truck \$2 million Force Main Twinning \$2.75 million 	<ul style="list-style-type: none"> \$7.25 million of new debt \$3.4 million of debt will be paid off 5 year amortization term 4.01% average interest rate
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December 2026 Debt Balance = **\$17.7 million**

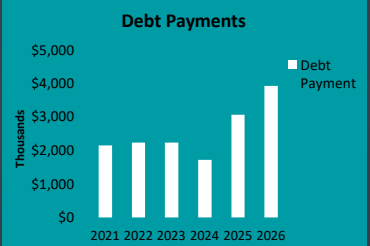
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2026 Debt Payments



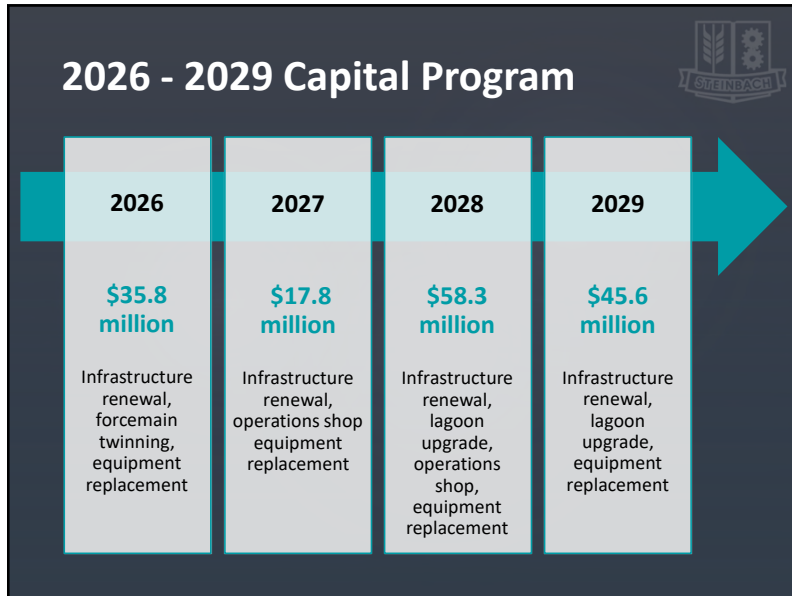
\$3.9 Million payment, \$556,000 is interest

- 2026 tax rate is 2.427 mills (16.9% of total city tax rate)
- Recent history of annual payment amounts is starting to 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

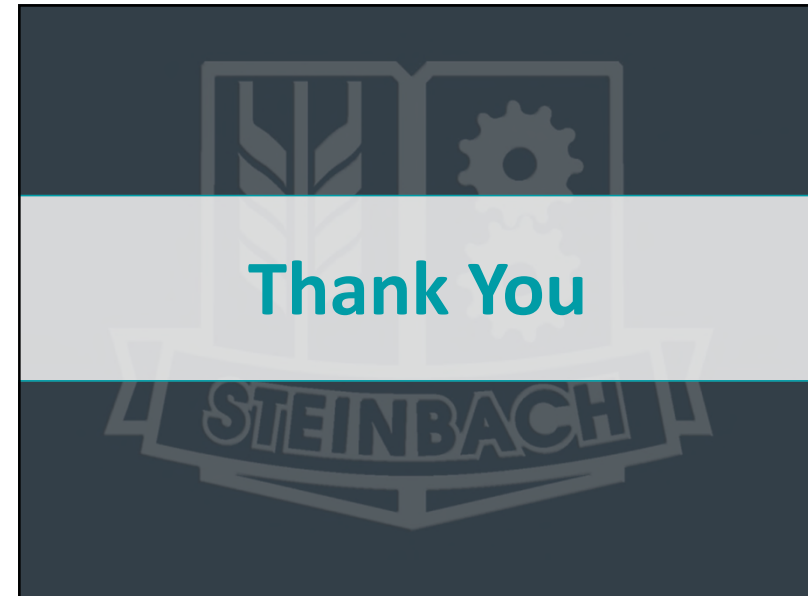


Year	Payment (Thousands)
2021	2,000
2022	2,100
2023	2,200
2024	1,800
2025	3,000
2026	4,000

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