

Budget Village Hall and Open House

Proposed 2025-2029 Financial Plan

Village of Cumberland Village Hall

November 18, 2024



THE VILLAGE OF
CUMBERLAND

250.336.2291
info@cumberland.ca
cumberland.ca

2673 Dunsmuir Avenue
Box 340, Cumberland, BC
V0R 1S0



Proposed 2025-2029 Financial Plan Outline

1-Council's Strategic Priorities

2-Municipal Services

3-Property Taxes, Parcel Charges and User Fees

4-Staffing changes

5-Reserve Contributions

6-Capital and Operating Expenditures

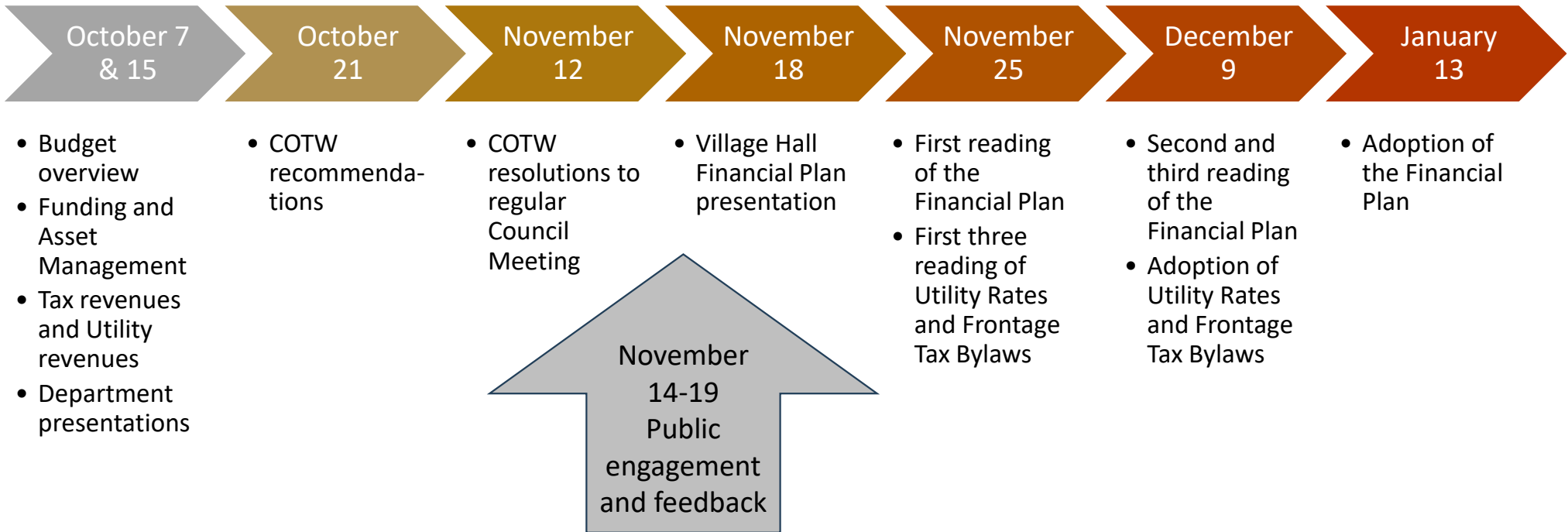
7-Questions

8-Open House





2025-2029 Financial Plan Schedule





Village of Cumberland: 2025 Budget Timeline



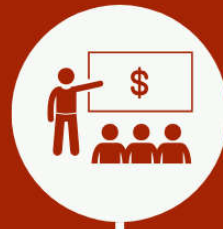
Staff Develop Budget

Directors work with Managers and staff to develop budget reports which are finalized by early October.



Committee of the Whole Budget Meetings

Each department presents their proposed budget to Council for information and review. The public is welcome to attend however, there is not an opportunity to participate.



Presentation of Proposed Budget to the Public

Council is grateful for the community's input on budget priorities. This is residents opportunity to participate in the budget process, voice concerns, and recognize Council and staff efforts.



Financial Plan and Utility & Frontage Approvals

During this period, Council has the opportunity to adjust the proposed Financial Plan, utility and frontage rates prior to the budget approval and adoption of bylaws.



Budget Approved

Approved budgets and project summaries are delivered to departments.

June - October

Oct 7 - Nov 12

November 18

Nov 25 - Dec 9

January 2025

Public feedback and comments about the budget are welcome throughout the year. Please email info@cumberland.ca



"Unfortunately, little plastic cups were not in the budget."





2023-2027 Strategic Priorities

Diverse and Healthy Communities

- Meaningful Reconciliation with Indigenous Peoples
- Socio-Economic Diversity & Inclusion
- Effective Community Engagement & Communication
- Thriving Community Arts, Culture & Recreation
- Effective Regional Partnerships

Sustainable Service Delivery & Asset Management

- Comprehensive Asset Management
- Sustainable Public Utilities
- Multi-Modal Transportation Management

Community Planning

- Effective Response to Climate Change
- Ecologically, Socially, & Financially Sustainable Land Use Planning





Municipal Services funded by Taxes and User Fees

- Infrastructure & Utilities
 - Public Works Services
 - Road and sidewalk maintenance
 - Water, Sewer and Storm Sewer services
 - Solid Waste, Recycling and Organics
- Facility Maintenance
- Corporate Services
 - Council
 - Legislative service
 - Customer service
 - Cemetery
 - Finance
 - Information Technology
 - Human Resources
- Development Services
 - Land use planning
 - Development
 - Heritage
- Fire Protective Services
- Bylaw Enforcement
- Parks & Recreation
 - Indoor and outdoor recreation programs
 - Fitness and other facility services
 - Trails and parks
- Community & Cultural Services





Financial Plan Methodology

- Budget is prepared to maintain existing services
- Taxation and utility fees are used to fund Council service levels:
 - **Municipal tax:** used to fund municipal operations
 - **Utility fees:** used to fund water, sewer, storm and solid waste services
 - **Frontage tax:** used to fund linear asset replacement
 - **Parcel tax:** used to fund significant one-off projects
- Effort made to off-set increasing costs through savings from efficiency
- Focus on Asset Management and maintenance of existing assets and infrastructure





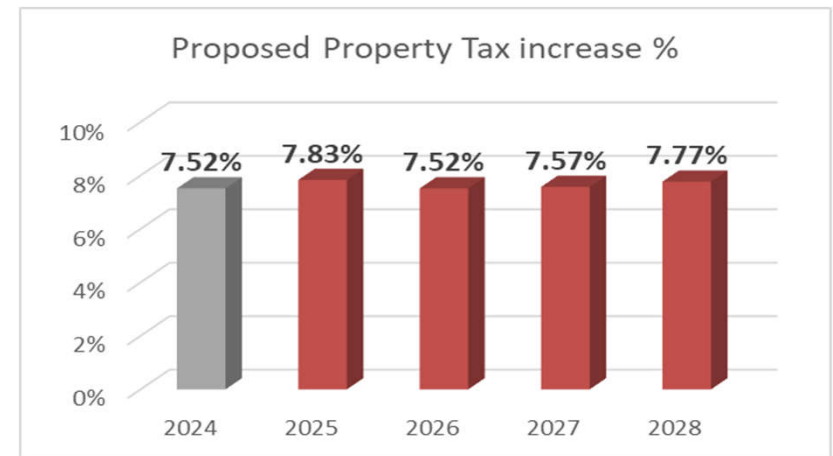
Proposed Property Tax increase 2025-2029

Property Tax Increase	2025	2026	2027	2028	2029
Tax increase % included in this plan	7.83%	7.52%	7.57%	7.77%	4.16%
Tax increase \$	\$ 345,320	\$ 357,300	\$ 387,000	\$ 427,180	\$ 246,304

For every **1%** increase in property taxes, the Village will receive an additional **\$44,079** in 2025

Those figures do not include growth taxes.

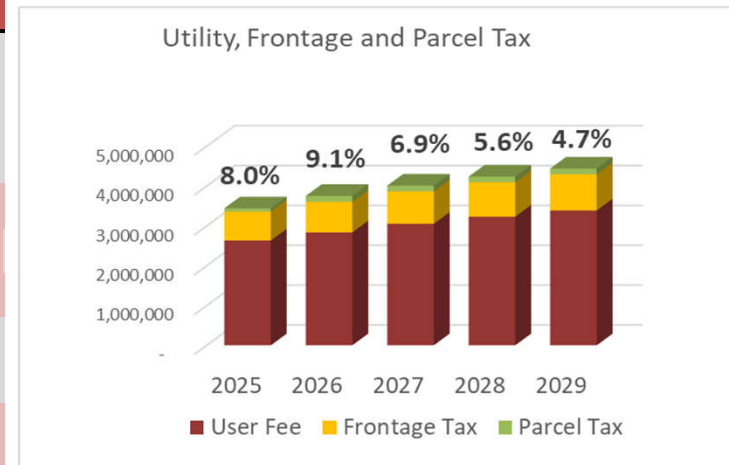
- In past financial plans, all residential growth taxes have been contributed to a reserve to be used towards policing cost, when police taxes are estimated to increase from \$375,000 (2024) to over \$1M per year.
- This will take place when Cumberland population reaches 5000 residents.
- Based on a recent projection from the Province, staff is expecting this to be in 2027.





Utilities User fee and Proposed Parcel Tax Increases 2025-2029

Utility Revenues	2025	2026	2027	2028	2029
Utility User Fee Revenue Solid Waste, Water, Sewer & Storm					
Total User Fee Revenue*	2,630,740	2,834,970	3,049,773	3,230,696	3,386,380
User Fee Revenue Increase	8.6%	7.8%	7.6%	5.9%	4.8%
Frontage Tax Revenue Water, Sewer & Storm					
Total Frontage Tax Revenue	726,990	770,808	815,831	861,064	906,514
Frontage Tax Revenue Increase	7.2%	6.0%	5.8%	5.5%	5.3%
Total Increase to the Average Single Family Household	8.27%	7.39%	7.21%	5.85%	4.92%
Parcel Tax Revenues					
for Water Supply Project Debt **	80,530	144,250	144,250	144,250	144,250
Parcel Tax per parcel	45.09	79.57	79.57	79.57	79.57



**Staff estimate parcel tax will increase to \$79 upon refinancing in 2026 when interest are estimated at this point to be higher than pre-COVID rates.





Proposed Property Tax and Charges Estimated Impact Average **Single-Family** Household

	Proposed			
	2025	2024	Change	%
Tax for Municipal Purposes	\$ 2,092	\$ 1,940	\$ 152	8%
Frontage parcel tax (median lot size)	386	371	15	4%
Parcel Charge per lot for water supply debt	45	45	-	0%
Property taxes	\$ 2,523	\$ 2,356	\$ 167	7%
Average Utility Fees (Water, Sewer, Storm & Solid Waste)	1,156	1,073	83	8%
Total Taxes and Charges for Municipal Purposes	\$ 3,680	\$ 3,430	\$ 250	7%
<i>By month</i>	\$ 307	\$ 286	\$ 21	



- * Home owner grant reduction for qualifying resident not included above (regular: \$770, senior: \$1045).
- ** Taxes collected for other taxing authorities not included above.
- *** Assessment values not available for 2025 yet, proposed 2025 taxes calculated based on 2024 revised roll.





Other Taxing Authorities Average **Single-Family** Household

2024 Other Taxing Authority charges for an average single-family household.
Taxes are collected by the Village and remitted to the different authorities.

	<u>2024</u>
Vancouver Island Regional Library	\$ 129
Regional District	524
Regional Hospital District	202
School Tax	997
Police Tax	174
BC Assessment	27
Municipal Finance Authority	0.2
Taxes collected for Other Taxing Authorities	<u>\$ 2,053</u>
	\$ 171

* 2025 tax rates are not available at this time

Comox Valley Regional District (CVRD) Services:

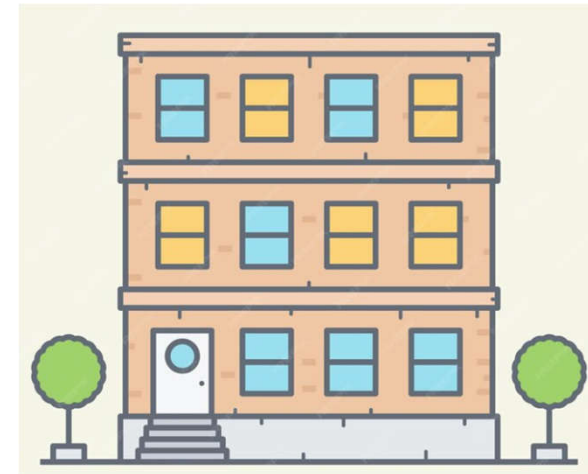
- 911
- Landfill
- Search & Rescue
- Emergency
- Parks & Trails
- Recreation
- Transit
- Homelessness support
- ...





Proposed Property Tax and Charges Estimated Impact Average Family **Strata** House (condo)

	Proposed			
	2025	2024	Change	%
Tax for Municipal Purposes	\$ 1,496	\$ 1,387	\$ 109	8%
Frontage parcel tax (median lot size)	322	310	12	4%
Parcel Charge per lot for water supply debt	45	45	-	0%
Property taxes	\$ 1,863	\$ 1,742	\$ 121	7%
Average Utility Fees (Water, Sewer, Storm & Solid Waste)	1,021	956	65	7%
Total Taxes and Charges for Municipal Purposes	\$ 2,884	\$ 2,698	\$ 186	7%
<i>By month</i>	\$ 240	\$ 225	\$ 16	



- * Home owner grant reduction for qualifying resident not included above (regular: \$770, senior: \$1045).
- ** Taxes collected for other taxing authorities not included above.
- *** Assessment values not available for 2025 yet, proposed 2025 taxes calculated based on 2024 revised roll.





Proposed Property Tax and Charges Estimated Impact Median Assessment Class 6 - Business Other

	Proposed			
	<u>2025</u>	<u>2024</u>	<u>Change</u>	<u>%</u>
Tax for Municipal Purposes	\$ 4,913	\$ 4,556	\$ 357	7%
Frontage parcel tax (median lot size)	322	310	12	4%
Parcel Charge per lot for water supply debt	45	45	-	0%
Property taxes	\$ 5,279	\$ 4,910	\$ 369	7%
Average Utility Fees (Water, Sewer, Storm & Solid Waste)	1,113	1,026	86	8%
Total Taxes and Charges for Municipal Purposes	\$ 6,392	\$ 5,937	\$ 455	7%
<i>By month</i>	\$ 533	\$ 495	\$ 38	



** Taxes collected for other taxing authorities not included above.

*** Assessment values not available for 2025 yet, proposed 2025 taxes calculated based on 2024 revised roll.





Single Family

<u>2025</u>	<u>2024</u>
\$3,680	\$3,430
Tax increase 7%	
\$250 - per year	
\$20.83 - per month	

Strata

<u>2025</u>	<u>2024</u>
\$2,884	\$2,698
Tax increase 7%	
\$186 - per year	
\$15.50 - per month	

Business

<u>2025</u>	<u>2024</u>
\$6,392	\$5,937
Tax increase 7%	
\$455 - per year	
\$37.92 - per month	





Proposed Staffing / Full-Time-Equivalent Changes (FTE)

Included in 2025-2029 Financial Plan:	Full-time equivalent (FTE)				
	2025	2026	2027	2028	2029
Climate Action Coordinator temporary full-time		1.00			
Manager of Bylaw and Building Services	1.00				
Extension of Parks and Grounds I position	0.05	0.03	0.03		
Additional Janitor position hours to backfill for facilities worker 2 position		0.10	0.20		
Total permanent and temporary staffing requests	1.05	1.13	0.23	-	-





Annual Contributions to Reserves (1 of 2) Transportation and Utilities

Dept	Contribution to Reserve	2024	2025	2026	2027	2028	2029
Linear Assets (Roads, Water, Sewer Storm)							
	Linear infrastructure asset	887,130	951,990	960,808	1,005,831	1,091,064	1,181,514
Transportation							
	Infrastructure asset renewal reserve for Roads		25,000	30,000	40,000	50,000	50,000
Environmental Health Services (Water, Sewer & Storm)							
	Water meter replacement	93,000	93,000	93,000	93,000	93,000	99,300
	Water Royston Bulk Water reserve contribution	280,000	280,000	140,000	-	-	-
	Water infrastructure reserve (to fund wastewater treatment plant replacement)	-	-	20,170	22,780	28,000	28,000
	Sewer infrastructure reserve (increase for wastewater treatment replacement)	-	-	70,000	70,000	75,000	81,000





Annual Contributions to Reserves (2 of 2)

CWF will likely renew – no confirmation at this point

Dept	Contribution to Reserve	2024	2025	2026	2027	2028	2029
General Government Services							
	General Asset Reserve	-	7,000	9,000	14,000	15,000	15,000
	Host Amenity (Landfill Host Community Amenity Fees)	300,000	300,000	300,000	300,000	300,000	300,000
	General Stabilization Reserve	-	58,050	15,000	(5,000)	(68,050)	-
	Community Works Funds Reserve	132,950	261,525	261,525	261,525	261,525	261,525
	Emergency & Public Safety Reserve	559,370	449,370	489,370	-	-	-
	General Village Facility Asset replacement reserve	187,240	187,240	187,240	187,240	187,240	195,740
	General Asset Renewal Reserve - Fleet Assets	-	30,000	35,000	40,000	45,000	50,000
	General Asset Renewal Reserve - Cemetery	5,944	2,000	2,000	2,000	2,000	2,000
Recreation, Parks & Community Services							
	General Asset Renewal Reserve - Lake Park	16,000	20,000	24,000	28,000	32,000	32,000
	General Asset Renewal Reserve - Recreation Equipment	1,500	1,500	1,500	1,500	1,500	1,500
Protective Services							
	Fire capital purchases (vehicles & protective equipment replacement)	87,500	102,500	105,500	107,500	109,500	111,500
Total Contributions to Reserves		\$ 2,550,634	\$ 2,769,175	\$ 2,744,113	\$ 2,168,376	\$ 2,222,779	\$ 2,409,079

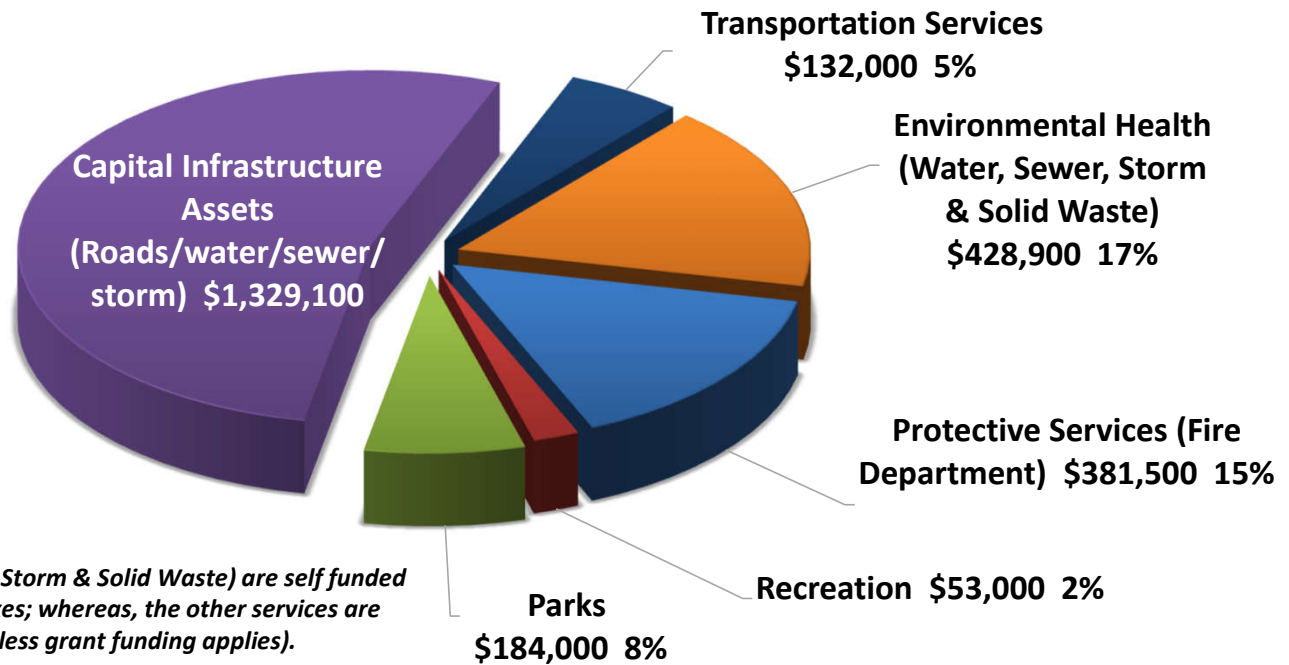




**THE CORPORATION OF THE VILLAGE OF CUMBERLAND
PROPOSED 2025 BUDGET**

Capital Expenditures \$2,508,500

Excluding Wastewater Treatment Upgrade and Dam #2 projects

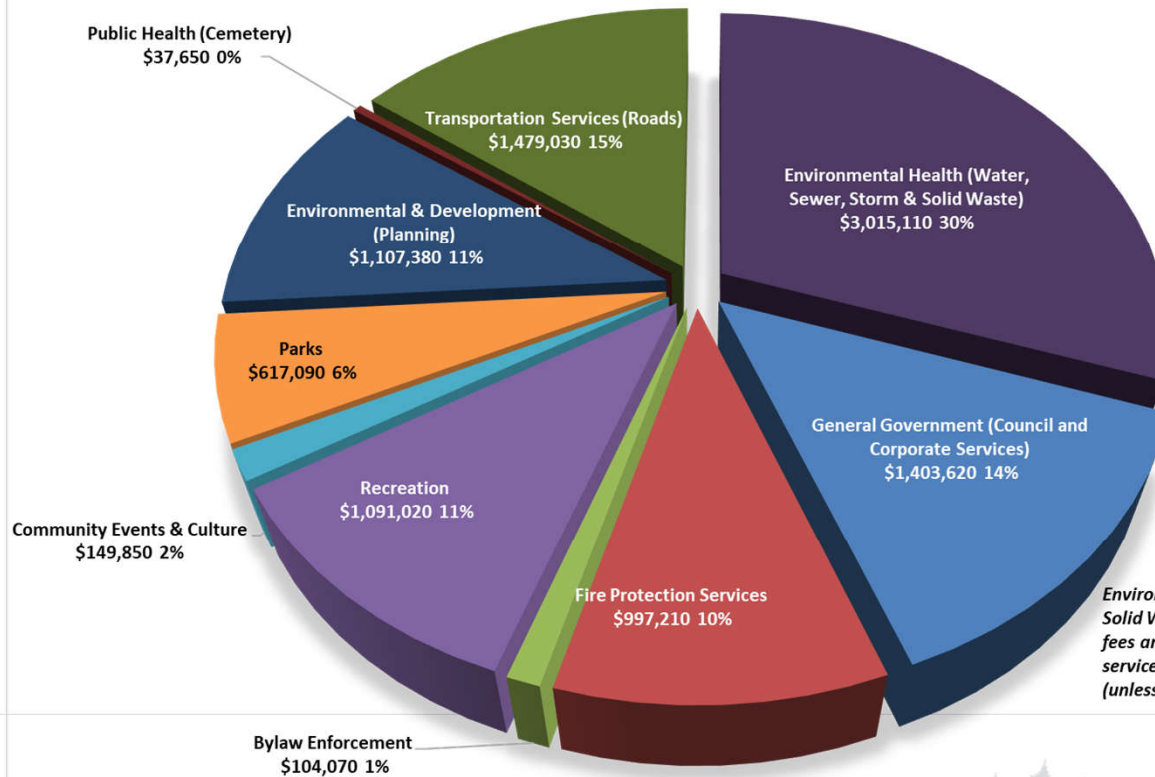


Environmental Health (Water, Sewer, Storm & Solid Waste) are self funded through utilities fees and frontage taxes; whereas, the other services are funded through general revenues (unless grant funding applies).





THE CORPORATION OF THE VILLAGE OF CUMBERLAND
PROPOSED 2025 BUDGET
Operating & Debt Expenditures by Service \$10,002,030



Environmental Health (Water, Sewer, Storm & Solid Waste) are self funded through utilities fees and frontage taxes; whereas, the other services are funded through general revenues (unless grant funding applies).





Questions?

We want to hear from you!

Share your feedback
by November 19:

- By email: info@cumberland.ca
- By using the comment form provided

**Feedback received by November 19 will be shared anonymously with Council
at the November 25 meeting*

