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# **VILLAGE OF MARWAYNE**

## **2024-2027 OPERATIONAL BUDGET & 2024-2029 CAPITAL BUDGET OVERVIEW**





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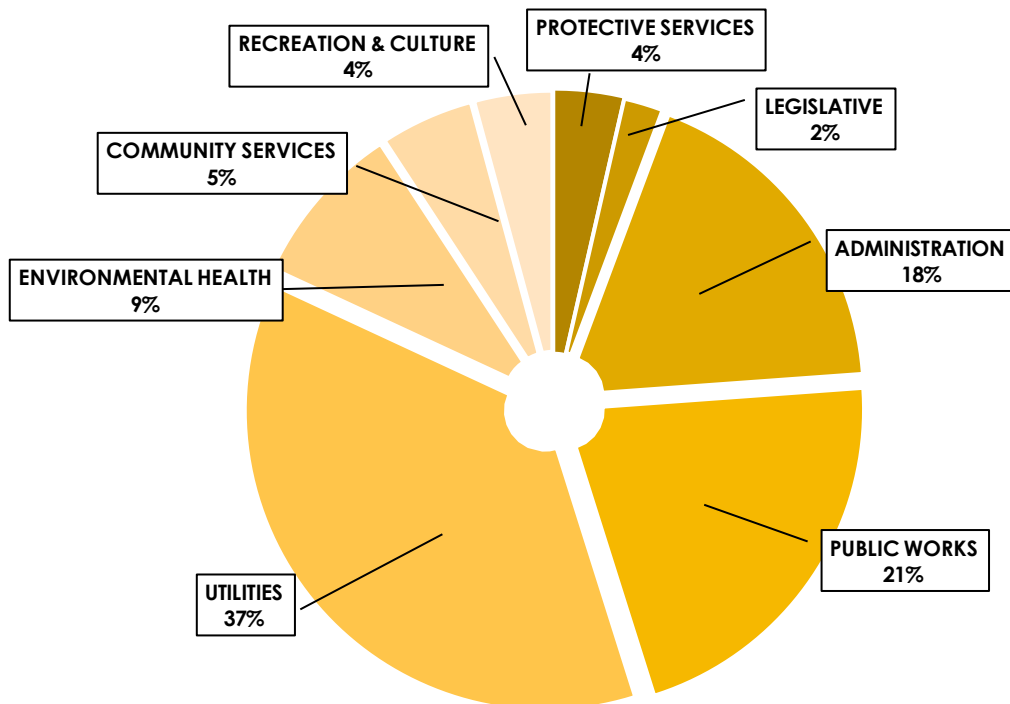
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## PROPERTY TAX COLLECTION

The Village of Marwayne (hereinafter referred to as “the Village”) collects property taxes in order to fund day to day operations and provide the level of service Marwayne residents have come to know and expect. To determine the amount the Village needs to raise through property taxes, the Village determines the amount of money required to operate the municipality in any given year and then deducts any known revenues (grants, user fees, etc.). The graph below shows a breakdown of the Village's operational expenses by category as per the 2024 budget.

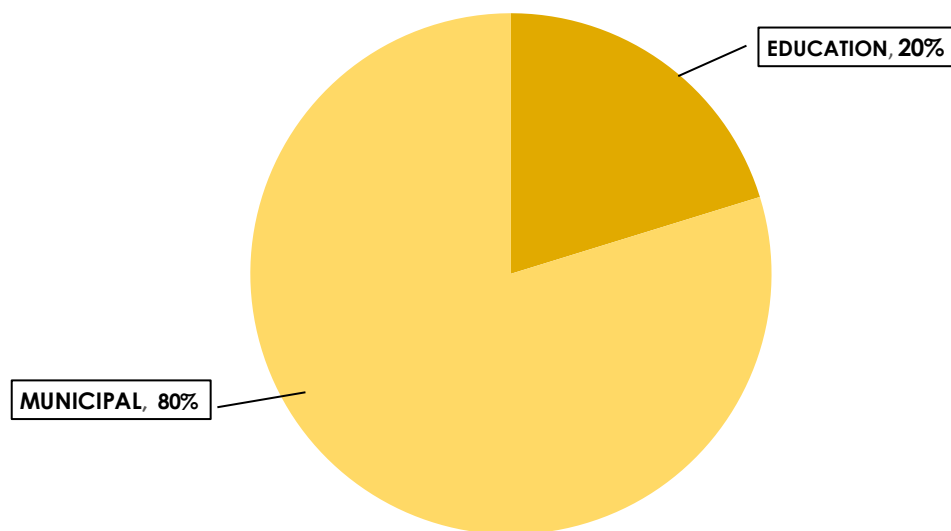
### OPERATIONAL EXPENSES BY CATEGORY





Property taxes are not a fee for service, but rather a method of distributing the cost for local government services and education taxes fairly throughout a municipality. For every dollar (\$1.00) collected in property taxes, the Village retains \$0.80 and transfers \$0.20 to the Province of Alberta.

## WHERE YOUR TAX DOLLAR GOES



## ASSESSMENT

In 2023, the Village's total assessment for all properties was \$40,304,390. Comparatively, the Village's total assessment for all properties in 2022 was \$41,033,710 and \$40,676,600 in 2021. Fortunately, the Village's assessment slightly increased in 2024 for a total of \$41,459,120. Assessment has major budgetary implications for Council to consider in passing the 2024 Property Tax Bylaw 600-24 which establishes the 2024 mill rates and associated levies for the current fiscal year. Luckily, as a result of this increase in assessment, the 2024 mill rates remain the same as 2023.

*\*The 2024 assessment is based on the value of properties as of July 1, 2023\**



## RELATIONSHIP BETWEEN PROPERTY TAXES AND ASSESSMENT VALUES

Although one impacts the other, assessment and taxation are very different and each have a distinct and independent process.

### Assessment

The process of estimating a dollar value on a property for taxation purposes. This value is used to calculate the amount of taxes that will be charged to the owner of the property.

### Taxation

The process of applying a tax rate to a property's assessed value to determine the taxes payable by the owner of that property.

For ease of reference, the City of Airdrie created an exemplary informational tutorial on how property tax assessment and taxation work together in this short video: [https://www.youtube.com/watch?v=QY8GDQCK\\_pU](https://www.youtube.com/watch?v=QY8GDQCK_pU).



## BUDGET REQUIREMENTS

The Village of Marwayne's 2024 budget is \$1,770,956 – an increase of \$203, 463 over 2023. Due to inflation and the cost of service provision, the Village of Marwayne has made the necessary budgetary amendments to ensure the municipality's operations are adequately funded and sufficient monies have been allocated towards our reserves, future projects and asset management and retirement obligations.

With provincial grant funding on the decline and municipal requisitions increasing, the Village is tasked with collecting more money than in previous years to fund its operations.



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**Therefore, the revenue required to offset the Village's 2024 expenses is as follows:**

Tax Levies	\$518,366
Grants, Debentures, Reserves, and User Fees	\$1,252,590

## **RATES OF TAXATION**

### **Minimum Tax Rate**

A municipality may levy, by bylaw, a minimum amount of tax on each property. The minimum property tax is not a fixed surcharge – it only applies to a property if the calculated tax rate multiplied by the assessed value of the property is lower than the amount set as the minimum tax.

As per the Village's 2024 Property Tax bylaw 600-24, the minimum tax rate for all Village properties has remained at \$950.

### **Residential & Non-Residential Tax Rate**

The terms tax rate and mill rate are often used interchangeably but one should be wary of the interpretation.

#### **Tax Rate**

Is the number that is multiplied by each property's assessed value to determine its property taxes. It is usually expressed in four (4) to six (6) decimal places such as 0.008437. Due to the number of decimal places, municipalities often communicate tax rates as mill rates.

#### **Mill Rate**

Is achieved by multiplying the tax rate by 1,000. For example, using the number above, a tax rate of 0.008437 would be presented as 8.44 in mill rate terms.

## **LEGISLATED REQUIREMENTS RATES OF TAXATION**

In accordance with the provisions of the Municipal Government Act (hereinafter referred to as "the MGA"), municipalities must prepare balanced three (3) year operational and five (5) year capital budget plans.



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Both the operational and capital budgets are reviewed and updated annually so as to allow Council the flexibility to make changes as necessary. Adjustments to the three (3) and five (5) year plans provides Council with the opportunity to ensure their strategic plan vision and mandate is also in alignment with their financial portfolio and objectives.

The Village's plan, based on asset management and annual grant funding available, is to rehabilitate its water system, wastewater system and transportation system in accordance with the "Infrastructure Condition Assessment" prepared by Associated Engineering and subsequently, Infrastructure Solutions. Further, the Village has been actively working on the items identified in the redraft of the Sustainability Plan and Strategic Plan which were finalized and adopted by Council in the spring of 2022.

## **EDUCATION PROPERTY TAX REQUISITION**

All property owners in Alberta (with some exceptions, such as non-profit organizations and seniors' lodge facilities) are required to pay the education property tax, based on their property's assessment value and an equalized assessment process. This tax revenue is then pooled into the Alberta School Foundation Fund and distributed among Alberta's public and separate school boards on an equal per-student basis.

The Village of Marwayne, by passing the 2024 Property Tax Bylaw 600-24, has established the mill rates for residential and non-residential properties as well as the parameters for tax collection, deferrals and penalties.

## **SPECIAL CULTURE AND RECREATION TAX**

A municipality may levy, through an annual bylaw, a special tax to provide or construct a special service that will benefit a defined area within a municipality. Examples of special services or constructions include waterworks, sewers, boulevards, drainage ditches, dust treatment, fire protection or recreation services. Special taxes are only paid by the property owners within the defined area.

The Village of Marwayne, through Bylaw 601-24, is responsible for collecting annual special culture and recreational tax funds towards the \$300,000



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Marwayne Agriplex Project debenture. This tax is reflective of the \$74.60 line item on your Combined Tax and Assessment Notice.

## **LOCAL IMPROVEMENT TAX**

A municipality may impose a local improvement tax that is levied on properties within a specific area to fund an improvement that is applicable to that area only. Examples of local improvements may include sidewalks, lane lighting, or paving of roads/alleys. Local improvement taxes are applied to the property owners within the defined area and are charged annually over a set number of years. This tax model offers flexibility to levy a tax on a specific area of properties and/or tax property owners based on factors other than property value.

The Village of Marwayne currently collects a local improvement levy for the expansion of utility services and infrastructure on 5<sup>th</sup> Avenue North through Bylaw 511-12.

## **PROVINCIAL POLICING**

In 2021, the Provincial Government elected to update the legislation and begin collecting a municipality's policing cost share under the new Policing Funding Model Regulation. A portion of the costs of frontline policing are now allotted back to municipalities based on population, equalized assessment, crime severity, shadow population and detachment location. For the 2024 fiscal year, the Village of Marwayne must remit \$30,863 towards policing, an increase of \$10,302 over 2023. This cost, although the province does not permit us to itemize it as a separate line on your taxes, makes up approximately \$100.86 of each residential and/or commercial tax levy.

## **UTILITIES**

The cost of water, sanitary sewer, and garbage is funded by and accounted for using both fixed and variable rates. With the approval of the 2024 utility rates by Council, residents continue to remit payment based on their actual water consumption each month in addition to a flat fee for the provision of water, sanitary sewer and garbage services through Bylaw 599-24. The 2024 utility rates were raised to \$4.65 per cubic meter for residential, commercial,





public/industrial and institutional buildings and \$6.90 per cubic meter for bulk water to align with the increase in the cost of purchasing ACE water and meeting capital infrastructure maintenance and future replacement costs.

## 2024 OPERATIONAL AND CAPITAL BUDGET SUMMARY

Council approved the 2024 operational and capital budgets at the April 15<sup>th</sup>, 2024 Village Council Meeting.

### VILLAGE OF MARWAYNE BUDGET SUMMARY

	REVENUE			EXPENSES			NET			
	BUDGET	YTD	BUDGET	BUDGET	YTD	BUDGET	BUDGET	YTD	BUDGET	VARIANCE
	2023	2023	2024	2023	2023	2024	2023	2023	2024	(2024-2023)
GENERAL	(229,374)	(369,781)	(337,471)	-	-	-	(229,374)	(369,781)	(337,471)	(108,097)
PROTECTIVE SERVICES	(1,618)	(6,052)	(1,805)	61,557	35,623	57,170	59,939	29,571	55,365	(4,574)
LEGISLATIVE	-	-	-	28,062	13,850	27,330	28,062	13,850	27,330	(732)
ADMINISTRATION	-	-	-	289,339	220,245	311,526	289,339	220,245	311,526	22,187
PUBLIC WORKS	(1,655)	(762)	(1,704)	209,507	213,167	233,722	207,852	212,405	232,018	24,165
UTILITIES	(390,500)	(441,292)	(395,500)	455,541	398,248	452,463	65,041	(43,044)	56,963	(8,078)
ENVIRONMENTAL HEALTH	(65,000)	(75,826)	(75,999)	76,589	62,120	87,188	11,589	(13,706)	11,189	(400)
COMMUNITY SERVICES	(34,000)	(63,882)	(32,867)	54,742	89,998	41,346	20,742	26,116	8,479	(12,263)
RECREATION & CULTURE	(24,454)	(24,380)	(24,554)	68,472	73,208	75,211	44,018	48,828	50,657	6,639
CAPITAL	(318,009)	(283,240)	(382,690)	323,684	168,596	485,000	5,675	(114,644)	102,310	96,635
TOTAL	(1,064,609)	(1,265,215)	(1,252,590)	1,567,493	1,275,055	1,770,956	502,884	9,841	518,366	15,482



## CATEGORICAL SUMMARY OF BUDGET LINE ITEMS

### General

- Tax Penalties & Costs
- ATCO Franchise Agreement
- Licenses & Permits
- MSI Operating
- Newsletter

### Protective Services

- Bylaw Fines
- Pet Licenses
- Remittances
- Course Registration Fees/Training
- Insurance
- Supplies & Maintenance
- Natural Gas
- Fuel
- Provincial Policing

### Legislative

- Council Indemnities
- Mileage & Subsistence
- Memberships
- Conference Registrations
- Deductions

### Administration

- Salaries/Benefits
- Travel & Subsistence
- Postage/Office Communications
- Legal Fees & Land Title Costs
- Supplies
- Insurance
- Contracted Support
- Bank Charges/Write offs

### Public Works

- Travis Permits
- Equipment Maintenance & Repairs
- Salaries
- Contracted Repairs
- Service Provision
- Streetlights
- Sand & Gravel

### Utilities

- Consortium
- ACE Water
- Customer Billing
- Monitoring Tests
- Contracted Services

### Environmental Health

- Waste Collection
- Transfer Site/Landfill
- Recycling
- Supplies
- Water & Wastewater
- Lagoon Maintenance

### Community Services

- Family and Community Support Services
- Planning & Development
- Business Licenses
- Land Sales
- Advertising
- Business Revitalization
- Website

### Recreation & Culture

- Summer Student
- Parks Maintenance
- Library Requisition
- Spraying & Pruning
- Mowing