

NAME	QUESTIONS/COMMENTS
	<ul style="list-style-type: none"> Resident acknowledges that there are two potential scenarios – and that “B” is substantially more “expensive” (to the taxpayer) than “A” Scenario “B” would cost \$100 more for an average assessed value home connected to the water system and \$92 more for a home not connected to the water system. What they do not understand from the memo is “what <i>benefit</i> would there be to a resident/taxpayer” for endorsing “A over B” – or “B over A” and would appreciate clarification Scenario “B” allows the Village build up its reserves faster than Scenario “A” to provide funds for future capital and infrastructure expenditures including the renewal or replacement of existing assets and/or for new community assets. The Village has not yet developed detailed asset management plans and a related long-term financial plan that would determine the optimal level of monies that should be set aside in reserves for the future. Also as the Waste & Recycle Depot is in a deficit position a higher WARD user rate increase would allow the deficit to be eliminated sooner
	<ul style="list-style-type: none"> Residents requested explanation as to which of the below amounts the purposed Belcarra Property Tax increase would be applied against, based on the language seen in the 2022 Property Tax Notice. Resident is unsure: <ul style="list-style-type: none"> Municipal Tax – the property tax line item would be applied here Net Municipal Property Tax (which includes both Municipal Tax + Water Parcel Tax) – this is a subtotal would apply to both property taxes and the water parcel tax as you have stated Current Tax – this is a subtotal which applies to all taxes including the Municipal Property Taxes (property taxes), the Water Parcel Tax and other taxes including other taxing authorities, e.g. school taxes, police tax, Greater Vancouver Regional District taxes, etc. This subtotal does not include the Municipal Utilities (the water and recycle fees) Could you explain which Water tax the purposed Belcarra Water user rate increase is to be applied against, based on the language we see in the 2022 Property Tax Notice. Resident is unsure <ul style="list-style-type: none"> Water Parcel Tax – the \$137 per year increase would apply here Water Fee – the water user fee increase would apply here under the “Municipal Utilities” heading; the final increase would be dependant upon the ultimate increase improved by Council Is the purposed increase for the WARD user rate to be applied against the “Recycle Fee” amount, based on the language seen in the 2022 Property Tax Notice, it is assumed it would be this amount. Yes It would be very useful if your document could reference the same terminology that seen on the Property Tax Notice so they can understand the true financial impacts of each scenario, instead of making poorly informed decisions. A copy of the language seen in 2022 Property Tax Notice is attached. Ok, we can go over what will show up on the tax notice at the meeting

- Finally, what is the potential increases in taxes targeted to be used for? **The increase in property taxes is targeted to offset increasing costs and to build up reserves for future capital and infrastructure expenditures. The increase in water and WARD user rates are again targeted to offset increasing costs and provide for future capital costs. The increase in the Water Parcel tax is targeted to pay for the increased debt payments on the Water Debt which was refinanced in 2022 at a higher interest rate**
- Are these increases to be used to support the anticipated cost of doing business over the next 5 years, or is there a list of specific items that Scenario B could address versus what Scenario A could address? **The increases both support the increased cost of doing business and the need to set aside money for future capital and infrastructure expenditures. Scenario “B” would allow for more funds to be set aside for the future**
- Why 2 scenario’s? Most people would select the lesser of the 2 scenario’s, unless they were provided with additional information which could support each scenario and what it could accomplish. **The two scenarios provide for different amounts of money to be set aside for the future. As previously stated, the Village has not yet developed detailed asset management plans and a related long-term financial plan that would determine the optimal level of monies that should be set aside in reserves for the future**

- Will water taxes go up for everyone or just those connected to water? **For both those connected and not connected to the water**
- When will water users start being metered and then charged by usage? **\$40,000 has been included in the 2024 capital budget for metering. Metering will be a fairer way of charging for water.** Should that not be the first means of collecting monies for the Village? **See above**
What was the previous Financial Plan regarding water and WARD taxes. **The previous Financial Plan called for the following:**

“That the Village of Belcarra’s 2022 – 2026 Financial Plan bylaw be prepared on the basis of Scenario “B” outlined in the Draft 2022 – 2026 Financial Plan report, as follows:

- **5% per increase in property taxes in 2022 and each year thereafter in the plan to 2026;**
- **12% per increase in water user rates in 2022 and each year thereafter in the plan to 2026;**
- and**
- **12% per increase WARD user rates in 2022 and each year thereafter in the plan to 2026”**

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1. How can we select either option when there is no information provided upon which to make an informed decision? **We can address any questions at the meeting**
2. Wouldn't it be more logical to first determine what our strategic plans are for the next five years, determine the cost of those items then let the residents know if a tax increase is required to accomplish those goals? **The previous Council had a strategic plan and the new Council will be undertaking their own strategic planning process**
3. A comprehensive report on our water system was presented last year so we should be in a position to make an informed decision on what path we are going to take to give us adequate water supplies for fire fighting. We all know that this is going to cost a significant amount of money. Has this been considered in this financial plan and do one of the two options presented include the cost of this project? **No solution has been arrived at yet therefore a project with related costs has not yet been included in the Village's financial plan**
4. There was a lot of talk about new fire halls leading up to the last election. Do either of these two options reflect the anticipated cost to complete this project in the coming years? **The cost of a new firehall would be part of Metro Vancouver taxes not the Village's municipal taxes**
5. Anmore invested in a proper financial sustainability study that allowed them to make informed decisions regarding their OCP and overall financial planning. I know Belcarra is doing an asset management plan, but a financial sustainability plan is something quite different. Will current council commit to getting a financial sustainability study done so we can make informed decisions about our financial planning? **Council can address this; one needs detailed asset condition assessments to do a realistic financial sustainability plan**
6. Shouldn't we complete the OCP before randomly selecting either of the two options presents for tax increases? **The OCP is slated for completion in 2023**
7. If you have to pass a budget as municipal law or some other law requires we do so by a certain date, why not pass a short term budget – perhaps six to 12 months – that will give us the time to complete the OCP, determine what we think we need to spend to increase the water supply required for fire fighting, complete a financial sustainability study, complete our strategic plan... then we will know what all of these things will cost, determine if there are alternate ways to generate revenue for the village (reinstating the Revenue Generation Committee would be a good start), then suggest a tax strategy to the residents to cover the costs? **Legislation mandates that Council adopt a 5-year financial plan every year. The financial plan we are currently discussing is for the period 2023 - 2027**

