

SURVEY FOR 2023 BUDGET

Send your feedback: www.sylvanlake.ca/budget



WHAT IS THE SURVEY?



The budget priority setting survey tells Council and Administration what is important to Lakers.

The survey lets Lakers share their:

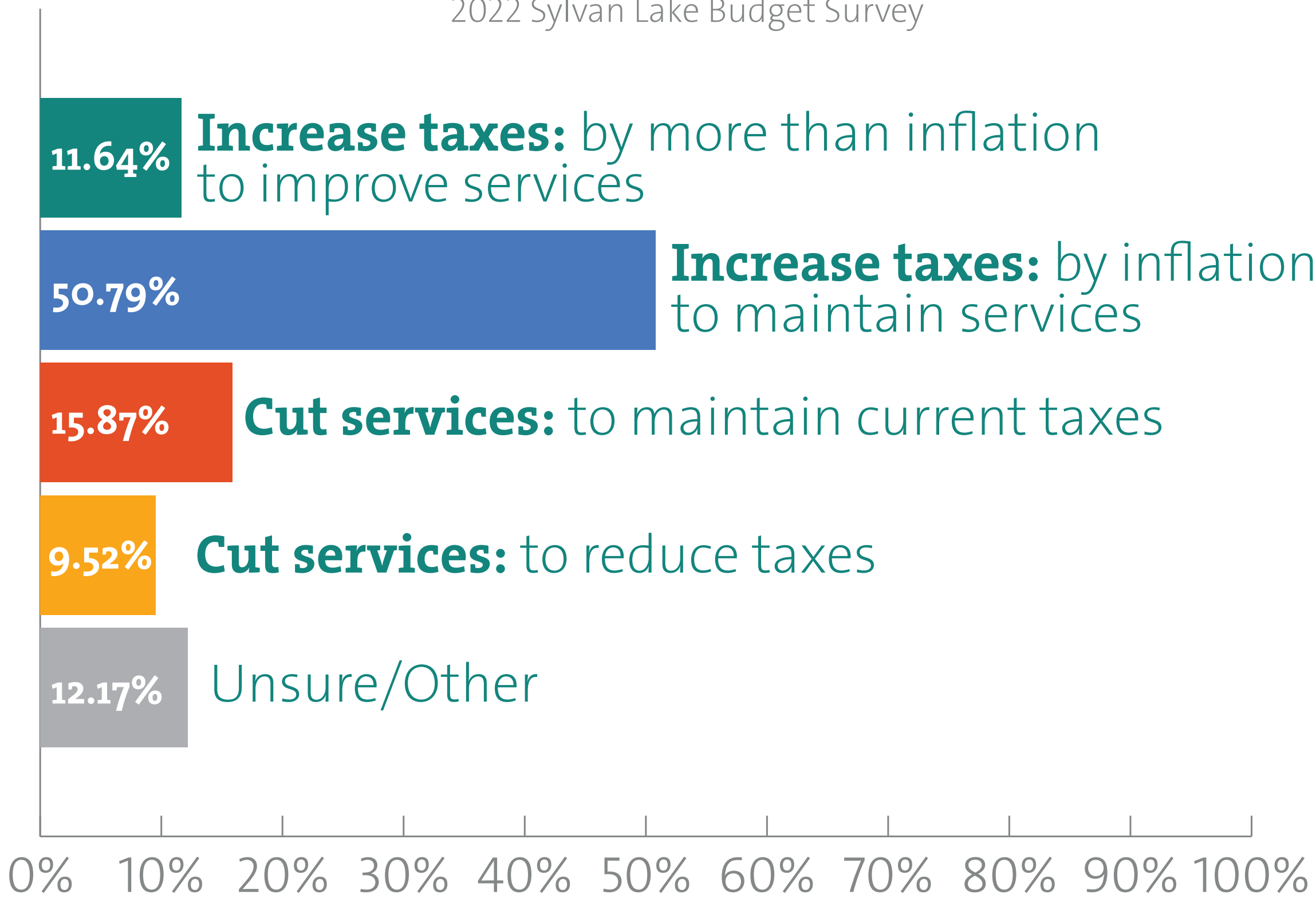
- » budget ideas and opinions,
- » preferred tax strategy, and
- » budget priorities.

What tax strategy do residents want?

- » There are 4 ways we can manage taxes
- » Most residents chose to increase taxes by inflation

Resident's Preferred 2023 Tax Strategy

2022 Sylvan Lake Budget Survey

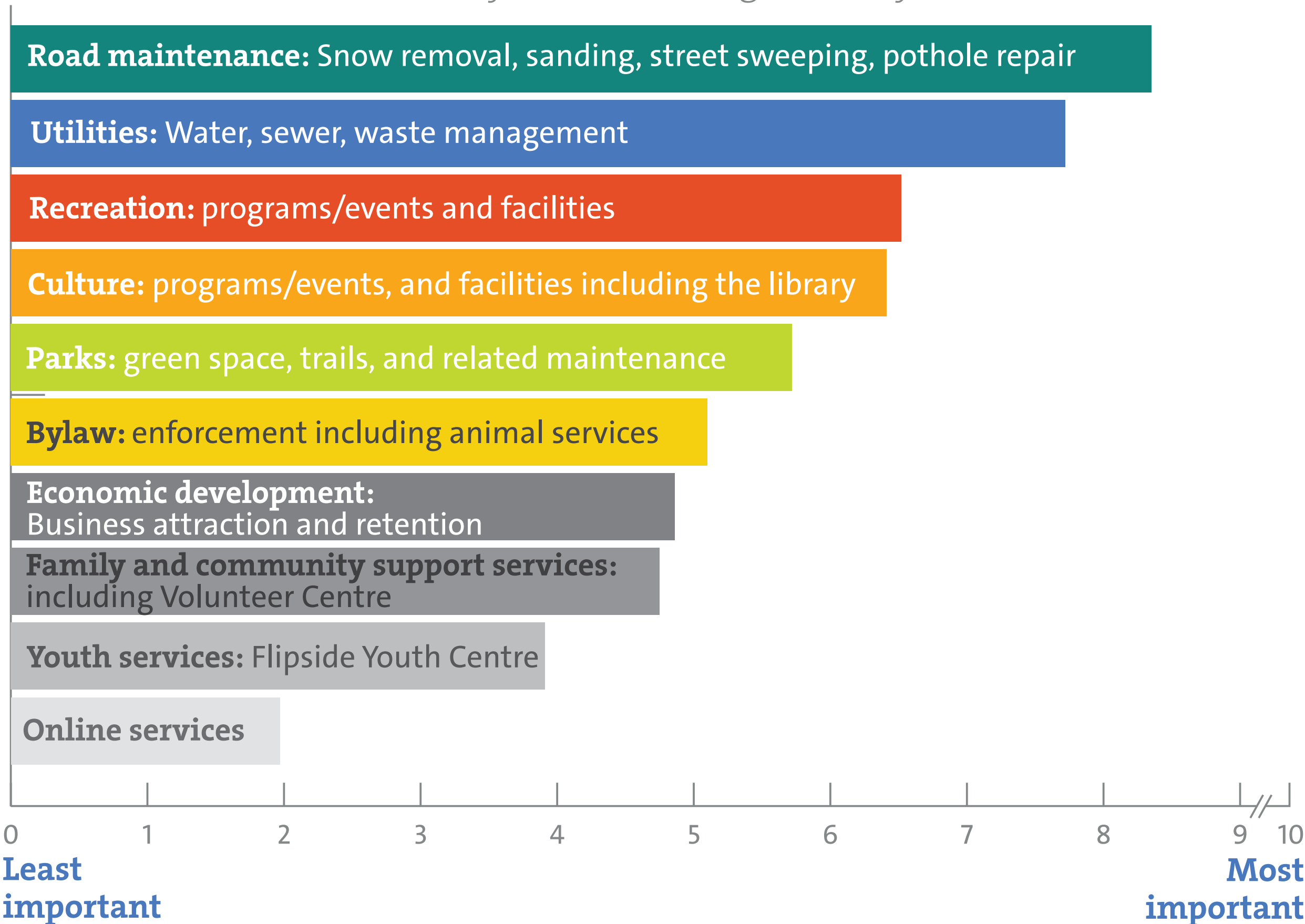


What's important to residents?

- » In the survey, residents ranked our services
- » Residents felt that road maintenance was the most important

Residents Ranked the importance of services/amenities

2023 Sylvan Lake Budget Survey



2023 BUDGET HIGHLIGHTS



The 2023 budget proposes a 5.51% residential and 5.51% non-residential (commercial) increase.

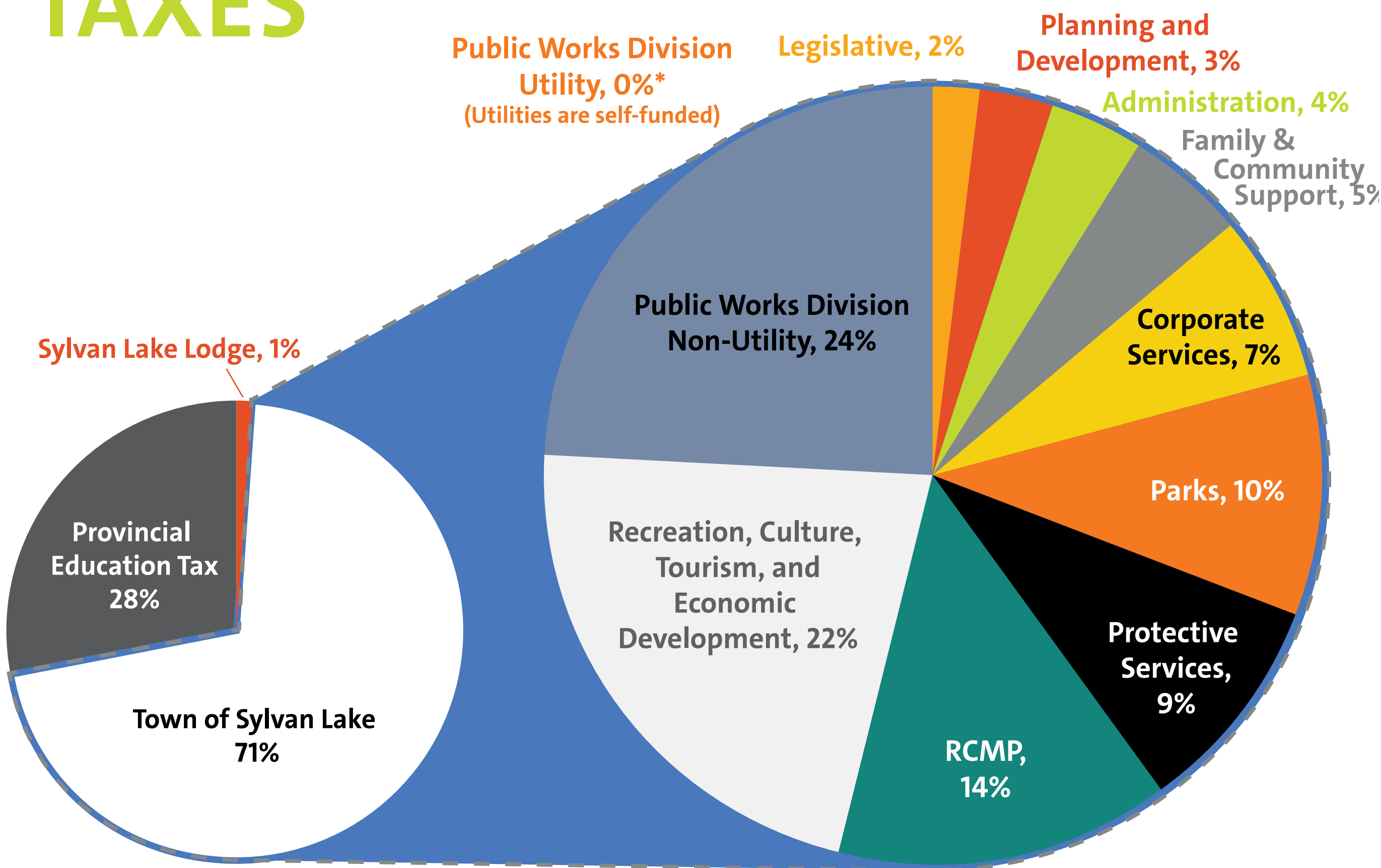
HOW WE USE 2023 PROPERTY TAXES

Both a Municipal and Utility Budget exist. Property taxes fund the municipal operating budget, while utility fees fund utility-based budgets and capital projects.

HOW PROPERTY TAX DOLLARS ARE ALLOCATED

The town’s portion is roughly 71% of your property tax bill. The rest is for:

- Alberta Education Tax, and
- Sylvan Lake Lodge Foundation (affordable seniors housing).



How tax dollars fund each municipal department

2023 BUDGET OVERVIEW

- » The Government of Alberta reduced MSI Capital funding in 2022 by 60%
- » Franchise fee increases are set for natural gas and electricity
- » No inflation adjustments to core budget expenditures for 2023
- » Because of the current financial climate, many projects are on hold. Some are proceeding, such as traffic calming
- » Tax Rates are finalized in the spring and may change based on final assessment values

Potential Impact on Typical Properties

The Town of Sylvan Lake is proposing a 5.51% tax rate increase.

	2022	2023
Assessed Value	\$350,000	\$355,000
Municipal Tax Rate Change	3.82%	5.51%
Municipal Property Taxes	\$2,087	\$2,233
Transportation Levy	\$68	\$66
Recreation Levy	\$128	\$126
Average Total	\$2,283	\$2,425
Total Change		\$142*
*Does not include the Alberta Education Tax or Sylvan Lake Lodge Tax		

What does that work out to?

- \$12.16 per month
- \$2.80 per week
- \$0.40 per day

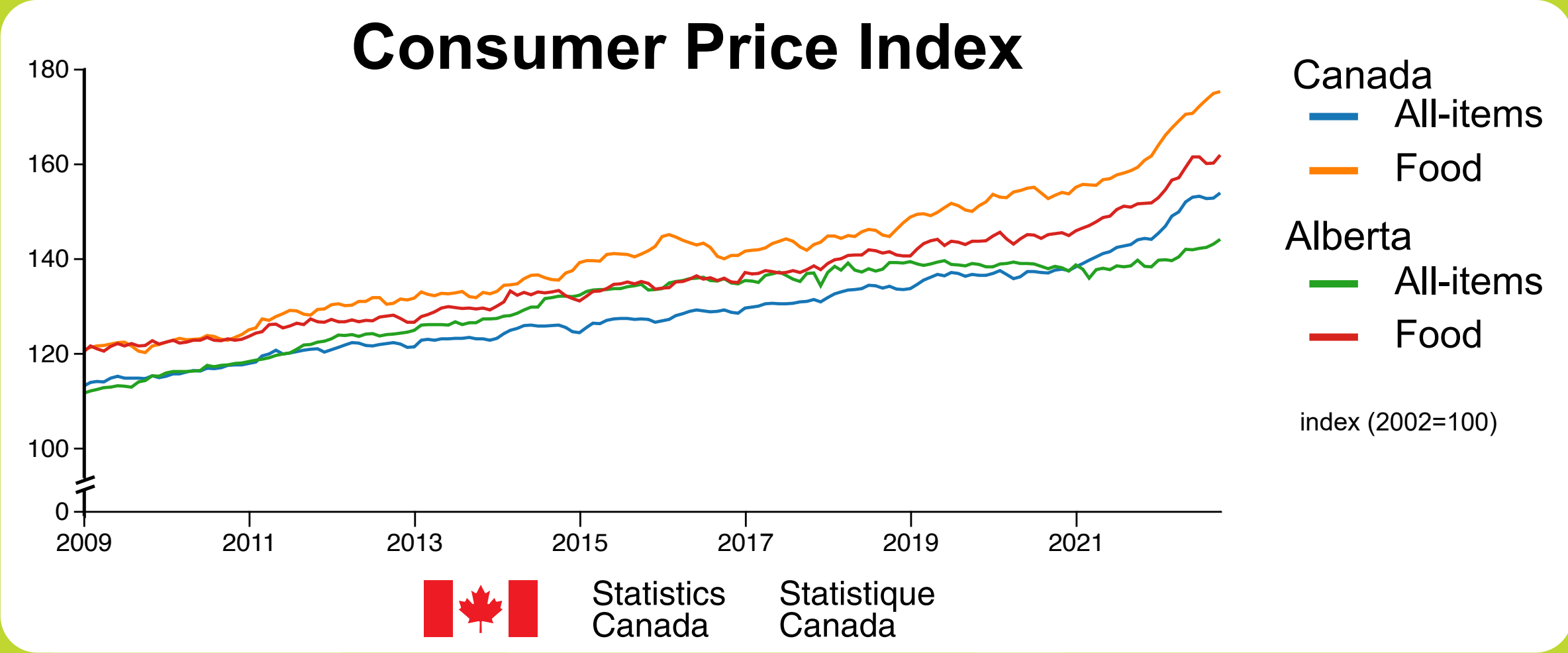


2023 BUDGET HIGHLIGHTS

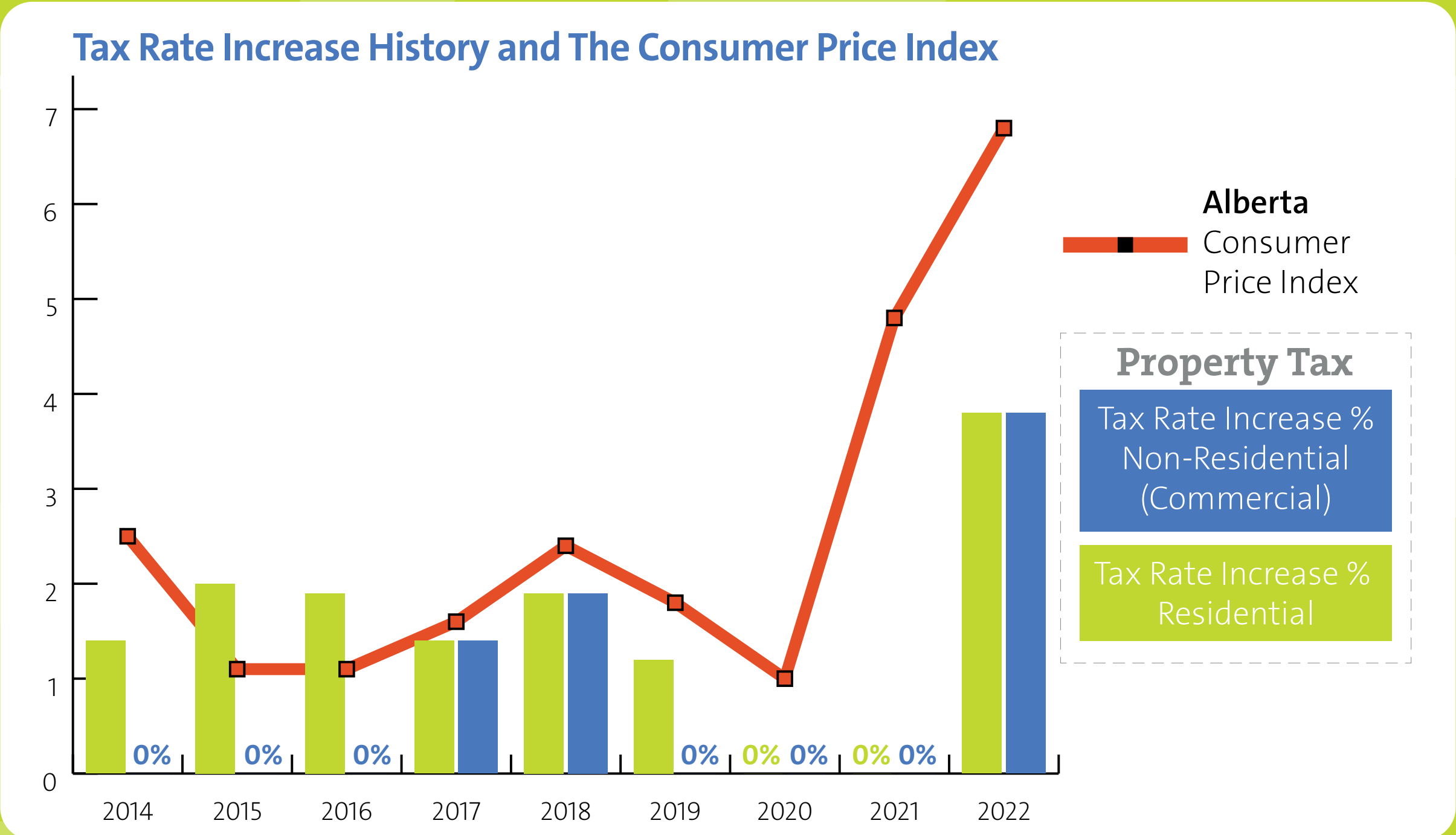


INFLATION AND THE COST OF LIVING

The consumer price index measures the cost of living. Goods and supplies cost more each year. Just like our residents, the Town faces these same cost increases.



Despite these increases, since 2014, the Town of Sylvan Lake kept the average tax rate increase below the average Consumer Price Index.



UTILITY RATES: WATER, WASTEWATER & SOLID WASTE

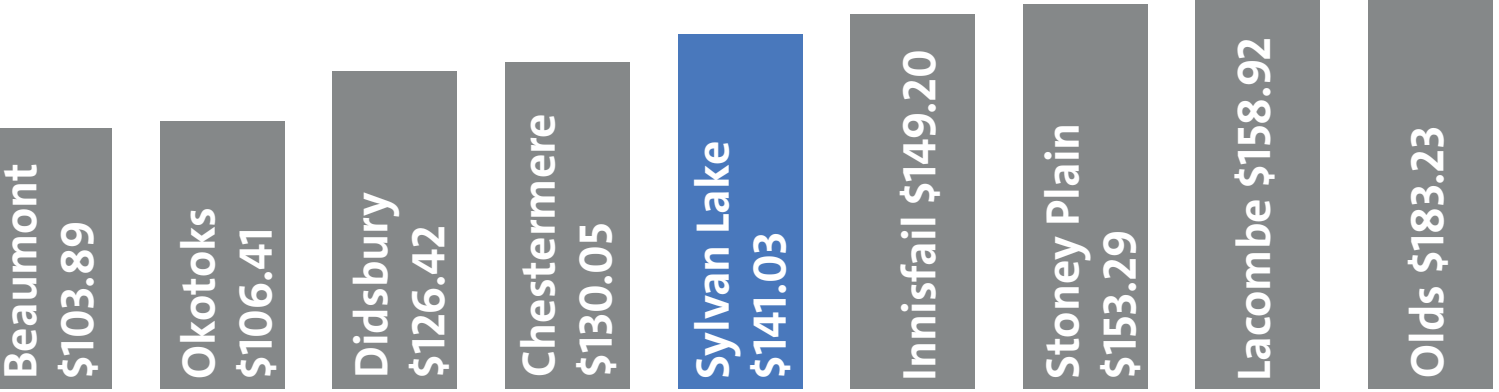
Water and sewer utility costs are funded by your utility bill, not your property taxes.

- Utility fees are only used towards management, maintenance, and operation of utility-based infrastructure
- **Property Taxes are not used for utility costs or projects**
- To cover any gaps between expenses and utility fees, the Town uses grant funding, borrowing, and development levies associated with water and sewer infrastructure for new or repaired utility infrastructure

HOW OUR RATES COMPARE?

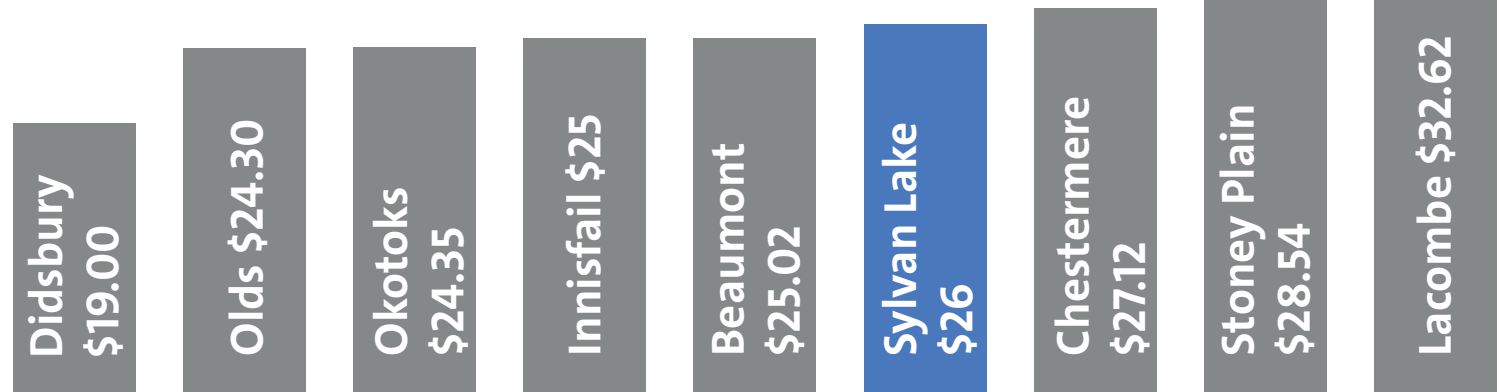
Water/Wastewater

2022 monthly water and sewer charges in other communities, compared to Sylvan Lake's 2023 charges.



Solid Waste (yard/kitchen waste/recycling/garbage)

2022 monthly solid waste in other communities, compared to Sylvan Lake's 2023 charges.



Fee changes for 2023

- A utility rate increase is planned for 2023
- Goods and supplies cost more each year. Just like residents, the Town faces these same cost increases
- An average monthly utility bill is \$167.03 (2022: \$161.49) (\$5.54 increase)*
 - Water Flat Rate \$40.22 (2022: \$38.67)
 - Water Consumption \$17.80 (2022: \$17)
 - Sewer Flat Rate \$25.81 (2022: \$24.82)
 - Sewer Collection \$57.20 (2022: \$55)
 - Solid Waste 240 L Cart \$19.50 (2022: \$19.50)
 - Solid Waste 360 L Cart \$29 (2022: \$29)
 - Recycling \$6.50 (2022: \$6.50)

*Using 20 cu/m per month



How much more does the average resident property owner pay on their utility bill?

The 2023 increase is, on average, \$66.48/year, or:

- \$5.54 per month
- \$1.28 per week
- \$0.18 per day

2023 EXPENSES



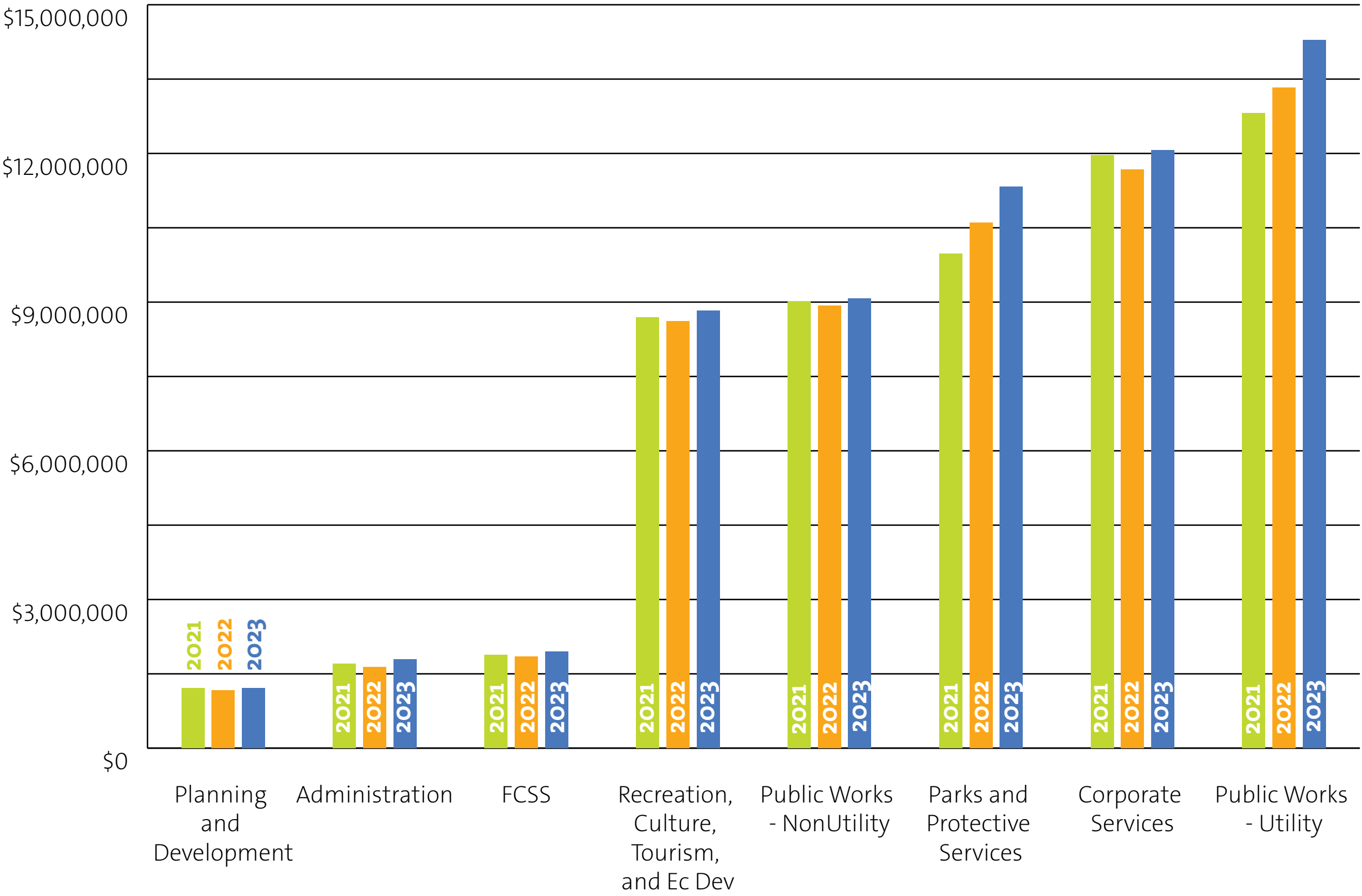
Responsibly managing tax dollars

Because of the current financial climate, the Town is working to keep operating budgets increases below the rate of inflation.

\$44,812,138 operating budget | **\$17,958,000** capital budget

Operating Budget Expenses

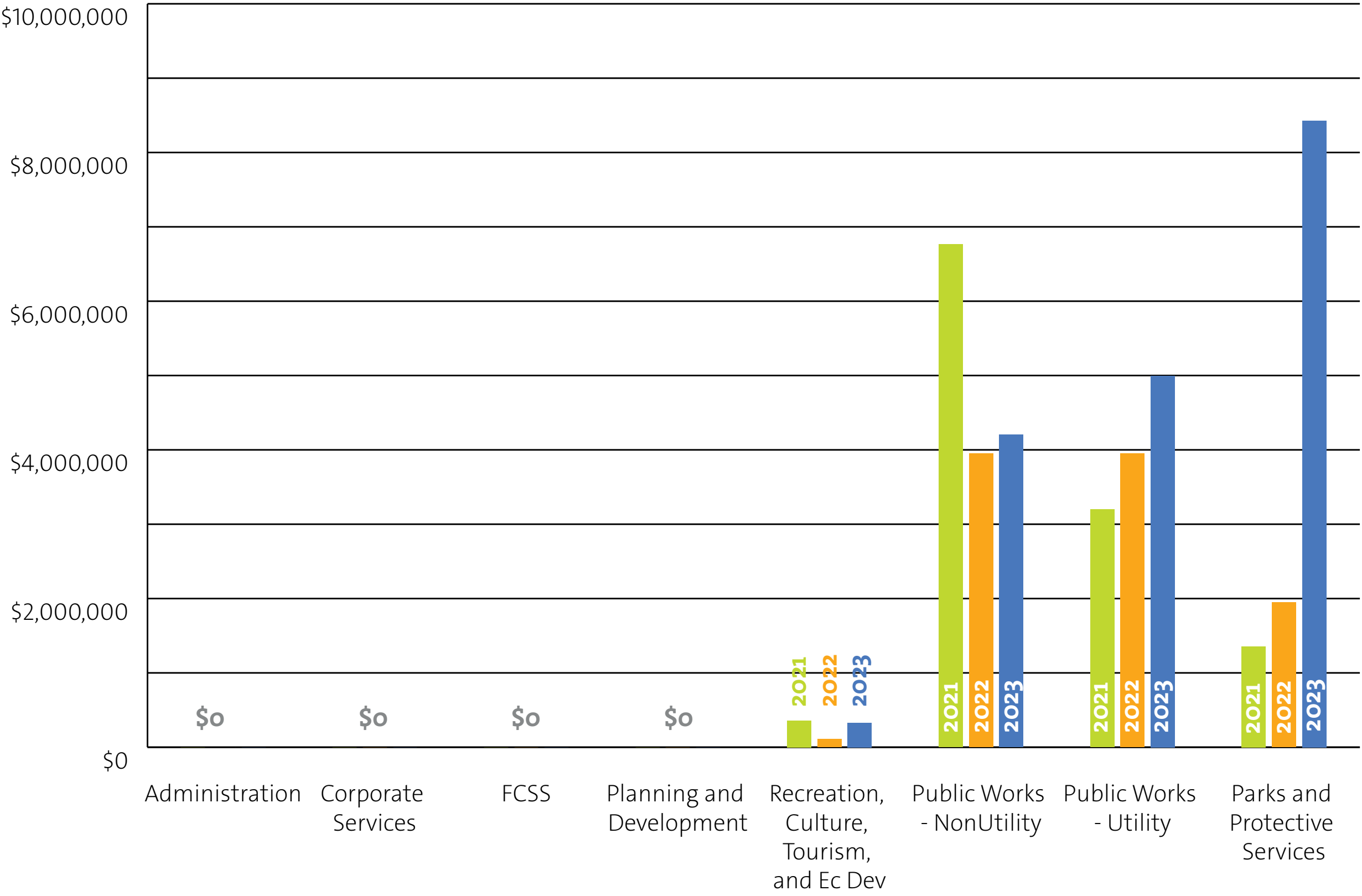
2021 - 2023



Operating budgets are day-to-day expenses that keep the Town running, such as gas for snow plows or chemicals to keep the swimming pool safe.

Capital Project Expenses

2021 - 2023



2023 CAPITAL PROJECTS HIGHLIGHTS



\$6.7 Million for Pogadl Park



\$7.04 million for 2023 Parks, Playgrounds, and Trails Capital Projects, that includes \$6.7 Million for Pogadl Park funded by public debt borrowing



\$3.64 million for 2023 Road and Transportation Capital Projects



\$2.94 million for 2023 Sanitary Sewer and Solid Waste Capital Projects, and **\$300,000** for 2023 Storm Water Capital Projects



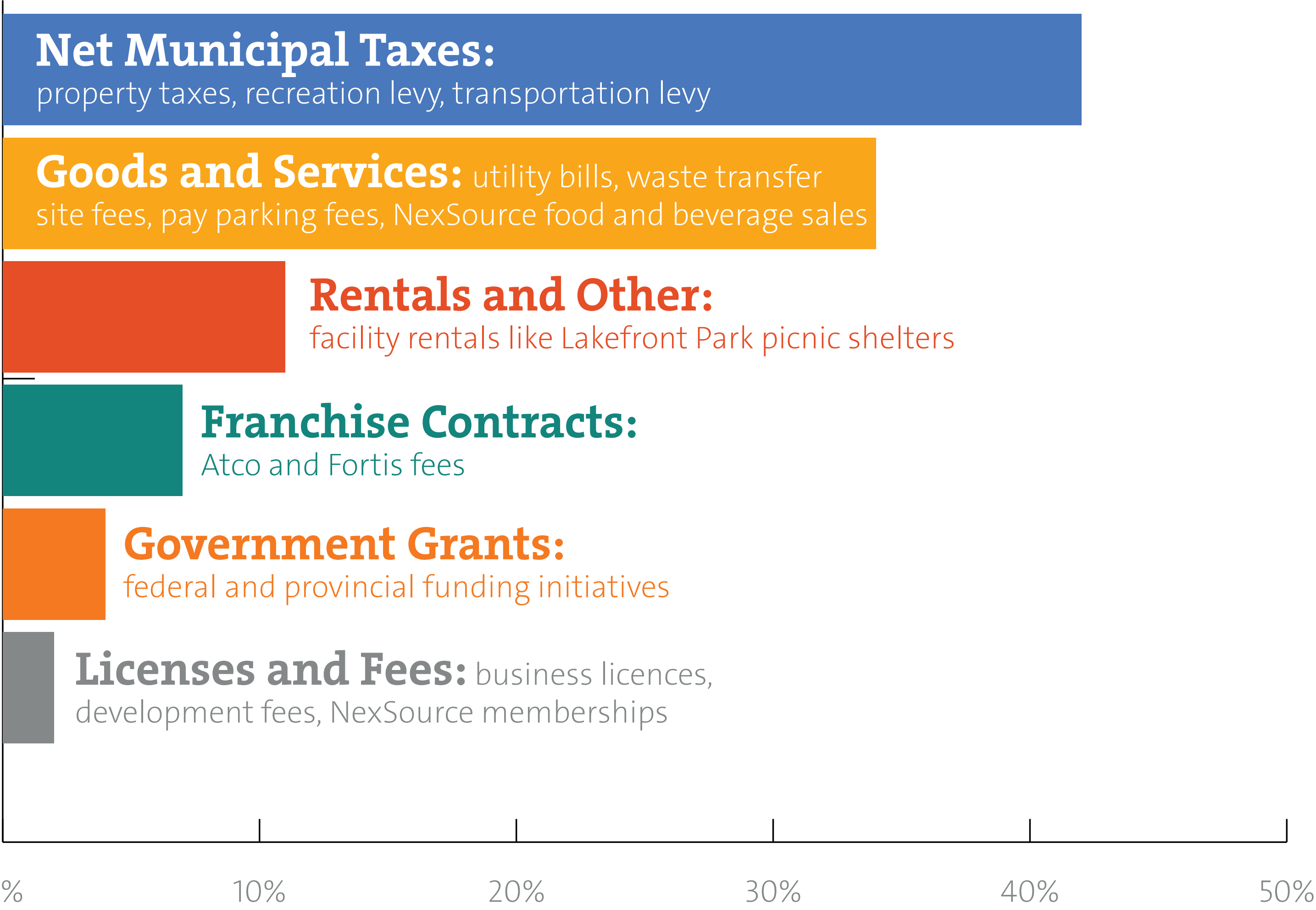
\$1.75 million for 2023 Water Supply and Distribution Capital Projects

Capital projects affect our community for a long time. These are large projects and are usually worth more than \$10,000.

2023 REVENUE



Where does revenue come from?



Pay Parking Revenue

- » Based on public and local business feedback, our visitor pay parking fees are increasing in 2023
- » This revenue makes sure visitors contribute to waterfront maintenance and upgrades
- » In 2022, pay parking raised \$496,000
- » 2023 fee increases are expected to raise another \$200,000
- » Day parking increases from \$15/day to \$20/day
- » Hourly remains at \$4/hour

What are levies?

- » **Recreation levy:** Pays for the debt created to build the NexSource Centre. As more homes are added, the amount each person pays goes down a little (the amount is spread over more homes). It is included in property taxes
- » **Transportation levy:** Pays for roads infrastructure. It is included in property taxes
- » **Offsite levy:** Developers pay this levy. It divides the cost of creating new subdivisions between the Town and developers. Costs include things like roads and water mains

LOOKING FOR NEW SOURCES OF REVENUE

The Town of Sylvan Lake, like many other communities, is searching for new sources of revenue.

- » We are looking for ideas that don't raise taxes or cut services
- » Every solution has pros and cons, but here are some ideas that other communities are having success with

Genesis Place Airdrie Rooftop Solar Project

Reduces overall electricity costs of Genesis Place by up to \$80,000 every year. Genesis Place is a recreation facility with swimming, skating, fitness, and culture programs.



We want your ideas!

What are your ideas for increasing revenue without raising taxes or cutting services?

Let us know: sylvanlake.ca/contact

Halkirk Wind Project

\$2,587,000 in property/linear tax each year.

