



The Corporation of the Township of Plummer Additional

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Mayor: Beth West

Clerk: Lars Moffat

March 18, 2024

Corporation of the Township of Plummer Additional PUBLIC NOTICE

Information supporting proposed property tax rates for the 2024 fiscal year.

The Council of the Corporation of the Township of Plummer Additional is preparing to finalize its final property tax rates for the 2024 fiscal year. As residents may recall, a notice in the Township's spring newsletter identified that annual property tax rates could increase by 5%-8% this calendar year, and that further updates would be provided to the public at the March 20, 2024, regular meeting.

A revised budget for 2024 will be discussed and reviewed by Council at their regular meeting on Wednesday, March 20, 2024, at 7:00 p.m. This meeting will be held at the Township's Municipal office, located at 38 Railway Crescent, Bruce Mines, ON, P0R 1C0.

The 2024 budget is estimated to require a 4.95% tax levy increase (property taxation and education rates combined), in comparison to the 2023 fiscal budget. Revenues required from taxation in 2024 are \$1,585,779.79, compared to \$1,483,574.23 in taxation revenue budgeted for 2023. The total increase in taxation revenue required for 2024 is 6.89% year-over-year, but 1.94% of this increase does not impact annual tax rates as it is due to new construction increasing the Township's taxation/assessment base by 1.94%.

Residents should be aware that these rates are not the final figures, and that changes may occur from this notice being issued and the final budget being passed by Council. Anyone wishing to provide comments on this matter should write to the Clerk/Treasurer at info@plummertownship.ca before April 11th, 2024, at 12:00 pm. An opportunity for verbal comments by residents will be provided during both the March 20th and the April 17th regular meetings.

Summary of Justification for Property Tax Increases (4.95%)

The following items below have resulted in an increase in annual property taxes:

- Increase of over 6% in Curbside Garbage/Recycling Collection costs (compared to 2023)
- A By-law Enforcement Officer was appointed in late 2023 to increase general by-law enforcement within the Township (Property standards, trailers, animal control, etc.).
- \$175,000 will be set aside into the Township's "Road Construction" reserve. \$140,000 of such reserve will be utilized in the 2025 calendar for the completion of surface treatment on various Township Roads. The remaining \$35,000 is being set in reserves and set aside to fund the Booth Bridge Replacement (scheduled for 2026).
- \$40,000 will set aside for future equipment purchases (Dump/Plow Truck Replacement, backhoe, etc.)
- The Township's Algoma Public Health Levy increased by 6%.
- Township's Insurance premiums for the 2024 calendar year increased by 5.7%.
- Plummer's Algoma District Services Administration Board Levy for 2024 increased by 2.98%.
- 2024 levy for the Bruce Mines & Plummer Additional Union Public Library increased by 16.64%.
- A 40.8% increase in the price per cubic metre of treated sand (used during winter months).

- The Township has entered into an agreement to construct a sand dome to reduce the future cost of treated sand material. This project will be financed over a 10–15-year period. The cost of financing this project for the 2024 calendar year is estimated to be \$19,000, as the loan will be undertaken in late 2024.
- The Township currently has two pieces of equipment (2022 Motor Grader and the 2023 Excavator) which are financed via long-term loans. These loans cost \$109,162.08 annually (principal payments and interest included). The grader’s loan will be paid by November 2027 and the Excavator’s loan will be paid by March 2028.
- 2.9% increase in the Township’s Ontario Provincial Police levy.
- Continued high fuel costs (Diesel, gasoline, natural gas, etc.), incurred in recent years is expected to continue with increases in the carbon tax which will take effect April 1, 2024. High fuel prices continue to put additional stress on financial operations.
- General inflationary increases in recent years have resulted in additional price increases for virtually all supplies and services required to complete municipal operations. Depending on the product and the demand, some products (such as roads patch, culverts, surface treatment and calcium) have increased by over 15% in the last 2 years.
- Additional road patch material is required to prepare various surface treated roads for surface replacement in 2025. \$30,000 in patch is budgeted for the 2024 calendar year, compared to \$15,000 budgeted in 2023.
- A new “Fog Seal” is being placed on Copper Bay Road, which is expected to increase the lifespan of the surface treatment by 4-7 additional years compared to not using the product.
- Purchase of a 4-year extended warranty for the Townships 190GW John Deere Rubber Tire Excavator, valued at
- Replacement of the Township’s upper garage commercial door

Recreation and Culture

Residents should be aware that the Township has worked diligently to improve recreation and culture programming and infrastructure, at little to no cost for the taxpayer.

- The Township secured \$55,000 in funding from the Ontario Trillium Foundation to upgrade the Bruce Station Hall grounds and complete landscaping of the property, install a 9-hole disc golf course and install a swing set, slide and benches. Permanent washer toss boxes, horseshoe pits and a bocce ball area will also be installed on site.
- Residents should be aware that the Bruce Station Hall and its grounds have received \$355,000 in funding for various projects since 2022. \$155,000 of this funding was 100% covered and the remaining \$200,000 was 90% funded.
- Funding applications were submitted to install a fitness centre in the basement of the Bruce Station Community Hall (NOHFC) and construct an outdoor pavilion and 18-hole mini-golf course on the grounds (OTF). Both applications are currently under review.
- In 2023, the Township began to host small recreational events. Multiple events are planned for the 2024 calendar year, including a community barbeque, canoe/kayak event, pancake breakfast, geology tour and family pumpkin carving night. All events are geared to be affordable for locals.

Cost Efficiencies & Notable Items

Municipal staff have worked diligently to find ways to save money while maintaining current levels of service. The following items below have been effective in mitigating property tax increases in both the short and long-term:

- Modernization and digitization of services (digital phones, streamlined processes, changes to more cost-effective vendors and reduced use of various supplies due to paperless services, etc.), have resulted in over \$12,000 in annual, recurring savings.
- Installation of energy efficiency heating & lighting systems at the Municipal Office and Bruce Station Hall are estimated to result in annual savings of \$1,500/year.
- Reduction or elimination of memberships and subscriptions have resulted in estimated savings of \$3,000/year.
- The Township is transitioning to undertake the placement of liquid calcium (completed by staff) rather than contracting out the service. This transition will ensure that calcium is placed earlier in the year with provided flexibility. Estimated savings with this transition will result in over \$15,000 annually.
- The purchase of a Rubber Tire Excavator in 2023 was completed to offset the cost of completing roadside brushing and ditching. These services would have been previously contracted out to local vendors. Once this machine's loan is paid in 2028, it will allow for many projects to be completed internally by Public Works staff rather than contracting out, which can save thousands of dollars per project, depending on the scope, duration, and complexity of the project.
- The Township is expected to see a record amount of investment revenue in the 2024 calendar year. \$50,000 is expected to be earned in 2024 compared to 2023's budget of \$35,000.
- Entering into a new janitorial agreement saved an estimated \$4,600/year.

2024 DRAFT Tax Rates (Subject to Change)

<u>Class:</u>	Municipal	Education	Total Rate
Residential Farm	0.01586353	0.00153	0.01739353
Commercial Occupied	0.01943124	0.0088	0.02823124
Commercial Excess/Vacant Land	0.01360187	0.0088	0.02240187
Industrial Occupied	0.02447902	0.0088	0.03327902
Industrial Excess/Vacant Land	0.01591136	0.0088	0.02471136
Pipelines	0.01406937	0.00752162	0.02159099
Farmlands	0.00396588	0.0003825	0.00434838
Managed Forests	0.00396588	0.0003825	0.00434838
Railway	75.66	42.49	118.15

2023 Draft Tax Rates (Passed via By-law 2023-30)

<u>Class:</u>	Municipal	Education	Total Rate
Residential Farm	0.01504329	0.00153	0.01657239
Commercial Occupied	0.01842542	0.0088	0.02722542
Commercial Excess/Vacant Land	0.01289780	0.0088	0.02169780
Industrial Occupied	0.02321191	0.0088	0.03201191
Industrial Excess/Vacant Land	0.01508774	0.0088	0.02388774
Pipelines	0.01334109	0.00752162	0.02086271
Farmlands	0.00376060	0.0003825	0.00414310
Managed Forests	0.00376060	0.0003825	0.00414310
Railway	75.66	42.49	118.15

2024 Budget Summary:

Non-taxation Revenues: \$ 1,507,826.03

Budget Categories	Amounts	Percentage of Budget (rounded)
Admin Operating	462,528.24	15%
Admin Capital	2,000.00	0.1%
	\$ 464,528.24	
Protection to Persons & Property	\$ 245,891.17	8%
Roads Operating	946,413.54	30.6%
Roads Capital	598,039.69	19.3%
	\$ 1,544,453.23	
Environmental Services	144,841.73	4.7%
Health Services	62,754.07	2.0%
Social Services	359,621.00	11.6%
Recreation & Culture (includes below) <i>Hall, Parks, Healthy Families, Seniors, Recreation, Library</i>	246,556.38	8.0%
Planning & Zoning, Tax Contingency	24,960.00	<u>1%</u>
	\$ 838,733.18	100%
Total Expenses:	\$ 3,093,605.82	

2024 Taxation Revenue Required Total \$ 1,585,779.79

2023 Budget Summary:

Non-tax Revenues: \$3,128,955.19

Budget Category	Amount	Percentage of Total Budget (rounded)
Admin Operating	498,053.01	14%
Admin Capital	186,100.00	2%
	\$ 684,153.01	
Protection to Persons & Property	\$ 242,054.21	5%
Roads Operating	967,640.73	16%
Roads Capital	1,903,439.69	43%
	\$ 2,871,080.42	
Environmental Services	119,766.00	2%
Health Services	61,503.72	1%
Social Services	348,325.00	7%
Recreation & Culture (includes below)	248,687.06	8%
<i>Hall, Parks, Healthy Families, Seniors, Recreation, Library</i>		
Planning & Zoning, Tax Contingency	36,960.00	<u>1%</u>
	\$ 815,241.78	100%
Total Expenses:	\$ 4,612,529.42	
2023 Property Taxation Required Total	\$ 1,483,574.23	