

# MEMORANDUM

**To:** Town of Stettler Council  
**From:** Administration  
**Date:** May 11, 2021 (Council Budget Deliberations)  
**Re:** 2021 Tax Budget

## Highlights of the 2021 Budget (update)

Total 2021 Budget	18,752,218					
Total Revenue Other Than Taxes	10,070,285	53.70%				
Total 2021 Tax Levy	8,681,933	46.30%			2020 Actual	2021 New
Residential	3,738,953	62.39%	43.07%	3,722,063	16,890	
Non Residential	2,253,822	37.61%	25.96%	2,214,682	39,140	
Total Tax Levy Required for Municipal Operations	5,992,775	100.00%		5,936,745	56,030	
DIP (Provincial Industrial Assessment New 2018)	916		0.01%		5,992,775	
ASFF School	2,315,601		26.67%			
Senior Lodges	368,112		4.24%			
Over/Under Levy (ASFF, Seniors)	4,529		0.05%			
	8,681,933		100.00%			

## COVID Impact - 2021

COVID continues to take an unprecedented toll on our economy and the uncertainty into the Town of Stettler finances. The on again / off again closures of our facilities and cancellation of recreational programming, has resulted in very uncertain potential revenue losses. Our immediate priority is the health of our residents but we must also start looking to the future and planning for recovery. We will continue to act in the best interests of our taxpayers while ensuring the Town of Stettler remains the true "Heart of Alberta." This budget assumes that programming revenue will not be back to pre-COVID levels, some revenue losses will continue through 2021 and will start recovery in July/August. As such no additional revenue adjustments due to COVID have been made from the 2021 interim budget in December 2020. Nontax revenue impairment is real but not expected to be permanent given the nature of the services that the Town provides.

Budget Summary			
Revenue	Total Budget	Difference	%
2020 Budget (May 2020)	\$18,240,375		
2021 Interim Budget (Dec 2020)	\$18,811,688	\$571,313	3.13%
2021 Budget (May 2021)	\$19,495,681	\$683,993	3.64%
Expenses			
2020 Budget (May 2020)	\$17,691,128		
2021 Interim Budget (Dec 2020)	\$18,162,839	\$471,711	2.67%
2021 Budget (May 2021)	\$18,752,218	\$589,379	3.24%
Available fo Capital = 1% tax = \$59,368			
2020 Budget (May 2020)	\$549,247		
2021 Interim Budget (Dec 2020)	\$648,849	\$99,602	1.68%
2021 Budget (May 2021)	\$743,463	\$94,614	1.59%

## Current/Relevant Municipal Budget Considerations:

Updated revenue and expenditure forecasting from the previously approved 2021 Interim Operating Budget has resulted in an **increase of \$94,614** being available for the 2021 Capital Budget. Provided Town Council approves a **0%** property tax increase in both classes, the amount estimated as available for capital (from operating) in 2021 will **increase** to **\$743,463** from **\$648,849**, an increase of \$94,614 (\$81,295 nontax adjustments to 2021 Interim Budget / \$13,319 from revised tax estimates at 0%)

Town of Stettler - 2021 Budget Adjustments						
		Water, Sewer, Garbage	DIP	ASFF	Housing	
	Municipal					
<b>Revenues</b>						
2021 Tax Adjustment - Council Adjustment						
2021 Tax Adjustment from assessment (\$5,980,372 - \$5,992,775)	\$ 12,403					
Housing Authority Req (\$368,792-\$368,112)					\$ (680)	
Education Tax - Residential (\$1,411,886 - \$1,406,042)				\$ (5,844)		
Education Tax - Non-Res (\$915,416 - \$909,559)				\$ (5,857)		
2020 Overlevy / Underlevy (DIP, ASFF, Seniors)	\$ 4,529		\$ 916			
2021 Capital Budget - Operating Projects (non TCA) (due from res)	\$ 645,000					
Summer Village of White Sands Adm (Jan, feb, March @ \$2667)	\$ 8,000					
SRO Clearview/County 66% (Sept to Dec) (\$86,752 /12 x 4months)	\$ 28,917					
Waste Management (hauling landfill) new contract C&S		\$ (2,474)				
<b>Total Revenues</b>	<b>\$ 698,849</b>	<b>\$ (2,474)</b>	<b>\$ 916</b>	<b>\$ (11,701)</b>	<b>\$ (680)</b>	<b>\$ 684,910</b>
<b>Expenses</b>						
Separate School Requisition (\$177,176 - \$166,953.96)				\$ (10,221)		
Public School Requisition (\$2,150,127 - \$2,148,646.92)				\$ (1,480)		
DIP (Designated Industrial Property)			\$ 916			
Housing Authority Req (\$368,792-\$368,112+\$590 over/under)					\$ (680)	
Grants in lieu of taxes (GIPOT) \$28,125 reduced to 44% collected / Allow for tax rebates (\$14,283 - \$15800)	\$ 1,517					
AMSC Insurance (\$220,090 - \$199,684)	\$ (15,305)	\$ (5,101)				
2021 Capital Budget - Operating Projects (non TCA) (op expense)	\$ 645,000					
Street Lights - Power (rate rider adjustment) (total adj-\$29,300)	\$ (12,599)					
WTP - Power (rate rider adjustment) (total adj-\$29,300)	\$ -	\$ (9,083)				
SRC - Pool - Power (rate rider adjustment) (total adj-\$29,300)	\$ (4,688)					
SRC - Arena - Power (rate rider adjustment) (total adj-\$29,300)	\$ (2,930)					
SRC - Parks - Pumpouts (\$550 / s/b \$5500)	\$ 4,950					
<b>Total Expenses</b>	<b>\$ 615,945</b>	<b>\$ (14,184)</b>	<b>\$ 916</b>	<b>\$ (11,701)</b>	<b>\$ (680)</b>	<b>\$ 590,296</b>
<b>Overall Change</b>	<b>\$ 82,904</b>	<b>\$ 11,710</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ -</b>	
<b>2021 Interim Budget - Amount Available for Capital</b>	<b>\$ 235,518</b>	<b>\$ 413,331</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 648,849</b>
<b>2021 Final Budget - Amount Available for Capital</b>	<b>\$ 318,422</b>	<b>\$ 425,041</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ 743,463</b>
	\$ 94,614					\$ (94,614)

Summary of Property Taxation Options for 2021									
CPI - Alberta 1.9% (All Items - March 2020 to March 2021)									
Municipal Taxes Only:					All Tax Authorities:			Interim	Revised 2021
Option	Residential	Non-Residential	New Taxes Pre-existing	New Taxes New Growth	Residential	Non-Residential	New Taxes Pre-existing	Budget Impact	Available for Capital
								\$ 648,849	\$ 81,295
#1	0.00%	0.00%	\$ -	\$ 56,029	#1	1.16%	0.90%	\$ 90,634	\$ 743,463

- Consistent or enhanced funding for Community Partners:

Seniors Housing Support	\$368,112	(+\$17,794 or 5.08% increase 2020 - \$350,318)
Library	\$238,492	(-\$11,690 or 4.67% decrease 2020 - \$250,182)
Parkland Regional Library	\$50,890	(\$0.00 - 0% increase 2020 - \$50,890)
Board of Trade -Net	\$323,805	(+\$36,595 or 12.74% increase 2020 - \$287,210)
Joint Landfill	\$386,880	(Consistent with 2020)
Heartland Youth Centre	\$50,000	(Consistent with 2020)
Museum	\$34,000	(Consistent with 2020)
FCSS	\$196,435	(Consistent with 2020)
Handi-Bus	\$25,000	(Consistent with 2020)
Heartland Beautification	\$22,200	(Consistent with 2020)

- Amount available for the 2021 Capital Budget (\$4,549,191) from the Interim Operating Budget (adopted in December 2020) + 2021 Budget (May):

2021 Budget (May 2021)	2021 Interim Budget (Dec 2020)	Diff
General Reserve	\$318,422	\$235,518
Water Surplus	\$69,333	\$55,149
Other Surplus (waste, sewer)	<u>\$355,708</u>	<u>\$358,182</u>
	<u>\$743,463</u>	<u>\$94,614</u>

- County of Stettler No. 6 Recreation Contribution Partnership

	Assessment	Agreement %	% (\$ Amount)	Town of Stettler Budget	Actual Paid by County of Stettler	Assessment Diff	Budget Diff	% Diff	Capital (35% \$93,300) + (65% \$173,600)	Available for Capital	Operating
2015	1,619,422,100	0.03170%	\$513,356.81	\$513,300.00	\$513,451.54	0	0	0.00%	\$266,900	\$118,400	\$128,000
2016	1,564,948,030	0.03170%	\$496,088.53	\$496,000.00	\$495,612.29	-54,474,070	-17,300	-3.37%	\$266,900	\$118,400	\$110,700
2017	1,486,850,730	0.03170%	\$471,331.68	\$471,500.00	\$471,008.25	-78,097,300	-24,500	-4.94%	\$266,900	\$118,400	\$86,200
2018	1,497,109,550	0.03170%	\$474,583.73	\$474,000.00	\$473,521.29	10,258,820	2,500	0.53%	\$266,900	\$118,400	\$88,700
2019	1,487,837,630	0.03170%	\$471,644.53	\$471,600.00	\$470,979.71	-9,271,920	-2,400	-0.51%	\$266,900	\$118,400	\$86,300
2020	1,361,294,500	0.03170%	\$431,530.36	\$431,500.00	\$430,433.44	-126,543,130	-40,100	-8.50%	\$266,900	\$118,400	\$46,200
2021	1,361,294,500	0.03170%	\$431,530.36	\$431,500.00		0	0	0.00%	\$266,900	\$118,400	\$46,200
2022	1,374,907,445	0.03170%	\$435,845.66	\$435,845.00		13,612,945	4,345	1.01%	\$266,900	\$118,400	\$50,545
2023	1,388,656,519	0.03170%	\$440,204.12	\$440,204.00		13,749,074	4,359	1.00%	\$266,900	\$118,400	\$54,904

- \$150 COVID relief contribution to local businesses
- Business Licenses/Tax maintained at \$150 per year / \$350 Non-Resident Fee;
- Continue enhance RCMP funding to support local initiatives and peak periods.
- Council continues to financially support the recruitment/relocation process for healthcare workers to our community, as well as strategic efforts to further along provincially planned upgrades to the Stettler Health Care/Hospital Facilities which are progressing.
- Stettler residents and visitors enjoy a high level of services and community facilities while local property taxes have consistently remained below the provincial average for similar sized municipalities (per Alberta Municipal Affairs most recent Financial Indicator Graphs)
- High quality water at affordable rates (\$1.4420 m<sup>3</sup> & \$1.3960 m<sup>3</sup>) to Regional partners.
- High quality municipal utility services at affordable rates for our local customers:
  - ✓ Flat Water Rate remains at \$10 per month
  - ✓ **Water Rate** no increase (\$2.82)
  - ✓ **Sewer Rate** no increase (\$22.75)
  - ✓ **Garbage Rate** no increase (\$23.75)
  - ✓ **Recycling Rate** no change (\$6.50)
- Total - \$63.00 per month + \$2.82 water consumption (\$63.00 per month in 2020)

## Fundamentals of the Property Assessment System

Property assessment is the process of assigning a dollar value to a property for the purpose of taxation. The Municipal Government Act defines property as a parcel of land, an improvement, or a parcel of land and an improvement to the land. An improvement is defined as a structure or items attached to a structure that would be transferred by a sale of the structure. Examples of an improvement may include a building, driveway, landscaping, manufactured home or machinery and equipment.

How is property assessed?

Depending on the type of property, assessments are determined using either a market value based standard or a regulated procedure based standard.

### Market Value Standard

The majority of properties in Alberta are assessed using the market value standard which estimates the value a property would likely sell for on the open real estate market. The method to calculate market value can be performed using one of three approaches:

- The sales comparison approach involves the analysis of recent sale prices of similar properties to determine the most probable price that a property would sell for on the open market between a willing buyer and seller. It is best suited to types of property that sell frequently (e.g. residential).
- The income approach may be used when there is insufficient sales data available and the property is income producing. This approach involves the capitalization of the expected future income to be generated by the property to determine its value. It is often used to assess property such as retail buildings, hotels, apartment buildings or rental office buildings.
- The cost approach is used when there is a limited amount of sales or rental information available or the property is a special use property. The cost approach is based on the principle that a buyer would not pay any more to purchase a property than it would cost to buy similar vacant land and build the same buildings or structures. It requires the assessor to calculate the market value of the land using the sales comparison approach and then add the cost to construct the improvements. The last step requires the assessor to subtract an amount that reflects the existing depreciation of the current buildings and structures.

What are the types and classes of property?

All properties are assigned to an assessment class for the purposes of applying a tax rate. The Municipal Government Act provides for four classes of property:

Class 1 – residential

Class 2 – non-residential

Class 3 – farmland

Class 4 – machinery and equipment

Class 1 - Residential property consists of land and improvements where the primary use of the property is for housing. It is assessed by the municipal assessor using a market value standard.

### Class 2 – Non-residential property

Non-residential property generally consists of land and improvements where the primary use of the property is for business purposes. This includes properties such as commercial, retail and industrial or

linear properties. Within the non-residential property class, there is a sub-category called designated industrial property. Designated industrial property is assessed by the provincial assessor and other non-residential property is assessed by the municipal assessor.

Designated industrial property is a new classification that was created in 2017. It is assessed using the regulated procedure standard and includes the following types of property:

- facilities regulated by the Alberta Energy Regulator, the Canadian Energy Regulator, or Alberta Utilities Commission;
- linear property (oil and gas wells and pipelines, railways, telecommunications and electric power systems) assessed by the province;
- property designated as a 'major plant' by the Alberta Machinery and Equipment Assessment Minister's Guidelines (for example, large refineries, upgraders, pulp and paper mills); and
- land and improvements associated with property regulated by the Alberta Energy Regulator, Alberta Utilities Commission or Canadian Energy Regulator and major plants.

### Class 3 – Farmland

### Class 4 – Machinery and equipment

Machinery and equipment (M&E) property is assessed under the regulated procedure based standard. M&E are the components or equipment within commercial and industrial properties where manufacturing or processing occurs. M&E property includes objects such as storage tanks, separators, compressors, chemical injectors, metering equipment, ovens, mixers, grinders and other equipment.

- The Town of Stettler does not tax for M&E Property (Bylaw 1752.96 - \$3,108,490 assessment (exempt)- \$27,993 potential tax if not exempt)

### Assessment sub-classes

A municipality may create sub-classes within certain assessment classes to further categorize properties and/or to assign different tax rates within a class. A council may, by bylaw:

- divide class 1 (residential) into sub-classes on any basis it considers appropriate. Common examples include residential and vacant residential; and
- divide class 2 (non-residential) into three sub-classes as follows:
  - vacant non-residential property;
  - small business property (fewer than 50 full-time employees); and
  - other non-residential property.

### **Legislative Requirements**

The 2021 Operating Budget and Tax Rate Bylaw #2144.21 have been prepared based on the 3-year 2021 – 2023 Interim Operating Budget approved December 15<sup>th</sup>, 2020, the 2021 Capital Budget approved on February 2<sup>nd</sup>, 2021 as well as several subsequent individual budget adjustments that are considered necessary to improve forecasting accuracy.

Section 353 of the *Municipal Government Act* authorizes a Council to impose a tax in respect of property in the municipality to raise revenue to be used toward the payment of the expenditures set out in the budget of the municipality. Administration recommends that the 2021 Operating Budget be adopted by Town Council prior to the 2021 Tax Rate Bylaw being given all required readings.

	2020	%		2021	%	Difference	
Residential	543,900,670	68.81%		542,353,460	68.39%	(1,547,210)	68.39%
Farmland	419,920	0.05%		420,560	0.05%	640	0.05%
Industrial	71,846,030	9.09%		74,928,730	9.45%	3,082,700	9.45%
Commercial	159,079,990	20.12%		160,176,200	20.20%	1,096,210	20.20%
GIPO	3,135,320	0.40%		3,123,160	0.39%	(12,160)	0.39%
DIP (Provincial Industrial)	204,330	0.03%		204,000	0.03%	(330)	0.03%
Linear	11,897,590	1.51%		11,847,960	1.49%	(49,630)	1.49%
<b>Total Taxable</b>	<b>790,483,850</b>	<b>100.00%</b>		<b>793,054,070</b>	<b>100.00%</b>	<b>2,570,220</b>	
Total Growth & Inflation	(2,130,420)	-0.27%		2,570,220	0.32%	Net Change	
Growth	4,671,950	0.59%		6,800,810	0.86%	Growth	
Inflation	(6,802,370)	-0.86%		(4,230,590)	-0.53%	Inflation / (Deflation)	
Revised Total Taxable	790,483,850			793,054,070			
Total Exempt	171,072,000			172,760,800			
Total Assessment	961,555,850			965,814,870			

### Assessment Comparison

Overall Assessment values for 2021 assessment purposes increased by (\$2,570,220) (0.32%) over 2020 including \$6,800,810 (0.86%) due to new construction/linear growth and Property Assessment decreased in market value of -0.53% (\$-4,230,590). The Annexation Agreement between the Town of Stettler and the County of Stettler expired on December 31, 2019 therefore the assessment from the annexed properties have been included in the assessment totals presented.

### Assessment Valuation and the Financial Impact on Municipal Property Taxation

For 2021 property assessment/tax calculation purposes, pre-existing residential properties depreciated by an average of -0.73% while pre-existing non-residential properties also depreciated slightly by -0.07%.

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
<b>Residential</b>	<b>-0.73%</b>	-1.15%	-0.34%	0.89%	-0.13%	-0.65%	2.09%	1.50%	0.58%	0.07%	0.26%	0.69%	9.48%	37.38%	19.45%
<b>Non-Residential</b>	<b>-0.07%</b>	-0.22%	0.52%	0.39%	0.70%	0.85%	1.47%	1.56%	1.49%	3.16%	1.44%	1.03%	5.79%	15.28%	14.92%

In considering the fair, equitable and transparent treatment of properties in both tax classes, a base split municipal tax rate is calculated and then utilized to ensure that the cumulative amount of municipal taxes collected from pre-existing properties in each property tax class is the same amount as was collected in the previous year. Following this, Council's desired and approved tax rate change(s) for each class are independently applied and a new split tax rate is calculated for each class.

In this way Town Council can achieve a desired and relatively accurate outcome from each property tax class without any municipal tax burden shifting between classes due to assessment valuation variations. There is tax shifting occurring within each tax class.

### 2021 Municipal Property Taxation

The 2021 Interim Operating Budget previously authorized a **0%** tax increase for municipal purposes from both tax classes with the school and housing authority estimated tax impacts being extra. COVID-19 continues to take an unprecedented toll on our economy, business sector and on the Town of Stettler finances. In light of our current economic conditions due the uncertainty of COVID-19, Administration is proposing (recommending) a **0%** increase to the Residential and Non-Residential municipal tax levy.

A Summary of 2021 Property Taxation Options has been prepared to quantify some alternative cumulative financial/budgetary impacts at various reasonable taxation increases over 2020 levels.

Summary of Property Taxation Options for 2021										
CPI - Alberta 1.9% (All Items - March 2020 to March 2021)										
	Municipal Taxes Only:					All Tax Authorities:				
Option	Residential	Non-Residential	New Taxes Pre-existing	New Taxes New Growth		Residential	Non-Residential	New Taxes Pre-existing	Interim Budget Impact	Revised 2021 Available for Capital
									<b>\$ 648,849</b>	<b>\$ 81,295</b>
#1	<b>0.00%</b>	<b>0.00%</b>	\$ -	\$ 56,029	#1	1.16%	0.90%	\$ 90,634	\$ 13,319	\$ 743,463
#2	1.00%	1.00%	\$ 59,367	\$ 56,611	#2	1.86%	1.59%	\$ 150,001	\$ 73,268	\$ 803,412
#3	-1.00%	-1.00%	\$ (59,367)	\$ 55,490	#3	0.46%	0.21%	\$ 31,266	\$ (46,588)	\$ 683,556
#4	1.00%	0.00%	\$ 37,221	\$ 56,208	#4	1.86%	0.90%	\$ 127,854	\$ 50,719	\$ 780,863
#5	0.00%	-1.00%	\$ (22,147)	\$ 55,649	#5	1.16%	0.21%	\$ 68,487	\$ (9,208)	\$ 720,936
#6	1.00%	-1.00%	\$ 15,074	\$ 55,828	#6	1.86%	0.21%	\$ 105,708	\$ 28,192	\$ 758,336
#7	-1.66%	-1.30%	\$ (90,577)	\$ 55,240	#7	0.00%	0.00%	\$ 57	\$ (78,047)	\$ 652,097

Administration has presented the 2021 Operating (Tax) Budget and Tax Rate Bylaw based on the following assumptions as authorized during the 2021 Interim Budget process and COVID-19 uncertainty:

**Average 0% municipal tax increase to pre-existing residential properties**  
**Average 0% municipal tax increase to pre-existing non-residential properties.**

With a 0% 2021 property tax increase, as presented, **no additional revenue** will be generated for municipal purposes from pre-existing 2020 taxpayers, and an additional \$56,029 will be generated for municipal purposes from new construction growth.

### **2021 Combined Property Taxation**

Municipal taxes are the primary component (roughly 70%) of the annual property tax notice. However, the other substantial component is the Education Property Tax Requisition (roughly 25%).

A rough breakdown is as follow:

Municipal – 70% of total property tax notice  
ASFF – 25% of total property tax notice  
Seniors – 5% of property tax notice

Education tax has a significant impact on the overall amount of property taxes collected from both tax classes. The average percentage changes necessary from pre-existing 2020 tax classes are as follows; based on the actual 2020 Education Property Tax Requisition:

	<u>Residential</u>	<u>Non-Residential</u>
Municipal	0%	0%
Education	3.80%	2.69%

Due to the Provincial Election on April 16, 2019, the Provincial ASFF payment was not finalized by the Province until October 2019. For the 2019 Budget, Administration had estimated the ASFF payment to increase by 4% based on prior year's summaries. (\$2,322,377 / 2,415,272 = \$92,895 / 4%). The final ASFF Requisition was determined by the Province in October 2019 to be \$2,314,984 leaving an over levy collection of \$100,162 to be applied in 2020.

Due to the financial uncertainty of COVID-19, the Province of Alberta has maintained the 2021 ASFF Requisition at existing levels (2019 - \$2,314,984 / 2020 - \$2,326,436 / 2021 - \$2,315,601. This decrease of



\$10,835 from 2020 to 2021 is due to a slight decrease of \$3,549,915 in the Town of Stettler Equalized Assessment from 2020 to 2021 used to calculate the ASFF Requisition. (\$794,196,072 - \$797,745,987)

- 2018 – Actual - \$2,322,377
- 2019 – **Actual - \$2,314,984 Oct 2019** / Budget \$2,415,272 (\$92,895 / 4% in from 2018 – May 2019)
  - ASFF (paid to AB) - \$2,145,181
  - Separate (paid to AB) - \$169,803
  - Total - \$2,314,984
    - Residential (collected from tax) - \$1,456,713 - \$42,439 over levy
    - Non-Residential (collected from tax) - \$958,433 - \$57,723 over levy
    - Total - \$2,415,146 - \$100,162
- 2020 - **Actual - \$2,326,436** / \$2,327,097 (\$2,226,935 + \$100,162)
  - ASFF (paid to AB) - \$2,158,958
  - Separate (paid to AB) - \$167,478
  - Total - \$2,326,436
    - Residential (collected from tax) - **\$1,351,912** + \$42,439 over levy
    - Non-Residential (collected from tax) - **\$870,423** + \$57,723 over levy
    - Total (tax + 2019 over levy) - **\$2,222,335** + \$100,162
    - Total - \$2,322,497
    - 2020 under levy (\$2,326,436 - \$2,322,497) - \$3,939
- **2021 - Budget - \$2,315,601**
  - ASFF (paid to AB) - \$2,148,647
  - Separate (paid to AB) - \$166,954
  - Total - \$2,315,601
    - Residential (collected from tax) - \$1,406,042 + \$2,403 under levy
    - Non-Residential (collected from tax) - \$909,559 + \$1,536 under levy
    - Total (tax + 2020 under levy) - \$2,315,601 + \$3,959
    - Total - \$2,319,500

ASFF Payment Summary									
2019		2020				2021			
Provincial Requisition (paid)		Provincial Requisition (paid)		Diff	%	Provincial Requisition (paid)		Diff	%
Public	\$2,145,181	Public	\$2,158,958	\$13,777	0.64%	Public	\$2,148,647	-\$10,311	-0.48%
Separate	\$169,803	Separate	\$167,478	-\$2,325	-1.37%	Separate	\$166,954	-\$524	-0.31%
Total	\$2,314,984	Total	\$2,326,436	\$11,452	0.49%	Total	\$2,315,601	-\$10,835	-0.47%
Tax Revenue (collected)		Tax Revenue (collected)				Tax Revenue (collected)			
Residential	\$1,456,713	Residential	\$1,351,912	-\$104,801	-7.19%	Residential	\$1,406,042	\$54,130	4.00%
Non-residential	\$958,433	Non-residential	\$870,423	-\$88,010	-9.18%	Non-residential	\$909,559	\$39,136	4.50%
Total	\$2,415,146	Total	\$2,222,335	-\$192,811	-7.98%	Total	\$2,315,601	\$93,266	4.20%
previous yr under/over	\$100,162	previous yr under/over	\$100,162			previous yr under/over	\$3,939		
Total	\$2,314,984	current yr over/under	\$3,939			current yr over/under	\$0		
		Total	\$2,326,436			Total	\$2,319,540		



The impact on each property class is broken down as follows (\$2,315,601 - \$2,222,335 = **\$93,266**):

#### Residential

The entire Residential property class for the 2021 requisition for school purposes will increase by **\$54,130** with previously existing properties in 2020 increasing by \$51,409 representing a 3.80% increase and the remaining \$2,721 will be generated from new residential construction growth.

#### Non-Residential

The entire Non-residential property class for the 2021 requisition for school purposes will increase by **\$39,136** with previously existing properties in 2020 increasing by \$23,407 representing a 2.69% increase and the remaining \$15,729 will be generated from new residential construction growth.

### **Combined property Tax Impact**

A multi-year comparison of the average financial impact on each "Previously existing" property tax class based on the combined "Real Dollar" property tax increase (from all tax authorities) is as follows:

	<b>2021</b>	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	Total
<b>Residential</b>	<b>1.16%</b>	-1.83%	2.46%	2.70%	1.98%	1.68%	2.97%	1.11%	2.23%	6.39%	2.99%	2.14%	25.98%
<b>Non-Residential</b>	<b>0.90%</b>	-3.38%	2.64%	2.86%	1.92%	1.44%	3.58%	3.55%	1.48%	5.64%	1.26%	0.54%	22.43%
<b>Combined Levy</b>	<b>1.07%</b>	-2.42%	2.53%	2.76%	1.96%	1.59%	3.17%	1.96%	1.98%	6.15%	2.42%	1.59%	24.76%

### **Options:**

1. Town Council may desire to change expenditure allocations for any purposes within the proposed 2021 Operating (Tax) Budget thereby changing the projected amount available for capital purposes.
2. Town Council may consider changing the percentage increase / decrease for either property tax class which will result in a corresponding enhancement or a reduction in the projected amount available for capital purposes. The impact of a 1% change in either class is as follows:

Residential Class 1% change equals:	+/- \$37,221
Non-Residential Class 1% change equals:	+/- \$22,147
Combined 1% change:	+/- \$59,368 (½% - \$29,684)

## Sample Properties

To better appreciate the changes in total taxes over the years and between assessment classes, several property tax bills have been included.

1976 1,080 square ft. bungalow house, developed upstairs and downstairs with a 1 ½ unattached car garage											
	<b>2020</b>	<b>2021</b>	<b>\$ Change</b>	<b>% Change</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>
Assessment	265,680	263,650	-2,030	-0.76%	271,400	274,230	272,290	273,200	270,410	265,140	260,480
Taxes:											
Municipal	1,817	1,817	0	0.00%	1,847	1,824	1,791	1,760	1,696	1,648	1,596
School	660	685	25	3.79%	720	702	677	670	660	649	675
Seniors	118	123	5	4.24%	114	110	102	96	87	78	72
<b>Total Taxes</b>	<b>2,595</b>	<b>2,625</b>	<b>30</b>	<b>1.16%</b>	<b>2,681</b>	<b>2,636</b>	<b>2,571</b>	<b>2,526</b>	<b>2,443</b>	<b>2,375</b>	<b>2,343</b>
1976 Double Wide Mobile Home 22' x 54' on owned lot:											
#204214000	<b>2020</b>	<b>2021</b>	<b>\$ Change</b>	<b>% Change</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>
Total Assessment	133,380	133,150	-230	-0.17%	133,740	132,790	131,310	130,010	130,290	127,850	127,190
<b>Total Taxes</b>	<b>1,302</b>	<b>1,325</b>	<b>23</b>	<b>1.77%</b>	<b>1,321</b>	<b>1,276</b>	<b>1,240</b>	<b>1,202</b>	<b>1,177</b>	<b>1,145</b>	<b>1,144</b>
1964 Residence in Parkdale:											
#831550002	<b>2020</b>	<b>2021</b>	<b>\$ Change</b>	<b>% Change</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>
Total Assessment	200,990	198,880	-2,110	-1.05%	205,820	204,600	201,370	202,610	203,060	199,750	194,690
<b>Total Taxes</b>	<b>1,962</b>	<b>1,979</b>	<b>17</b>	<b>0.87%</b>	<b>2,032</b>	<b>1,966</b>	<b>1,901</b>	<b>1,873</b>	<b>1,834</b>	<b>1,789</b>	<b>1,751</b>
1983 Highway Commercial property:											
	<b>2020</b>	<b>2021</b>	<b>\$ Change</b>	<b>% Change</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>
Total Assessment	803,880	801,900	-1,980	-0.25%	808,910	798,600	759,670	754,830	738,480	710,320	692,600
<b>Total Taxes</b>	<b>10,469</b>	<b>10,548</b>	<b>79</b>	<b>0.75%</b>	<b>10,878</b>	<b>10,516</b>	<b>9,776</b>	<b>9,598</b>	<b>9,299</b>	<b>8,762</b>	<b>8,324</b>
1972 Industrial building:											
	<b>2020</b>	<b>2021</b>	<b>\$ Change</b>	<b>% Change</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>	<b>2014</b>	<b>2013</b>
Total Assessment	616,230	617,420	1,190	0.19%	623,890	616,720	614,950	611,520	607,830	602,760	602,130
Taxes:											
Municipal	5,544	5,560	16	0.29%	5,656						
School	2207	2273	66	2.99%	2473						
Seniors	274	288	14	5.11%	261						
<b>Total Taxes</b>	<b>8,025</b>	<b>8,121</b>	<b>96</b>	<b>1.20%</b>	<b>8,390</b>	<b>8,120</b>	<b>7,914</b>	<b>7,775</b>	<b>7,653</b>	<b>7,435</b>	<b>7,237</b>

Town of Stettler									
Annual Financial Incremental Impact on Average Residential Customer:									
	2019	2019	Diff	2020	2020	Diff	2021	2021	Diff
Assessment	-1.03%	\$271,400		-2.11%	\$265,680		-0.76%	\$263,650	
ASFF		\$720	\$18.00		\$660	-\$60.00		\$685	\$25.00
Seniors		\$114	\$4.00		\$118	\$4.00		\$123	\$5.00
Municipal Tax Levy		\$1,847.00	\$23.00		\$1,817.00	-\$30.00		\$1,817.00	\$0.00
Water Rate per Cubic Meter Based on 17 M3 per Month	\$2.80x 17m3 x 12	\$571.20	\$2.04	\$2.82x 17m3 x 12	\$575.28	\$4.08	\$2.82x 17m3 x 12	\$575.28	\$0.00
Water Fixed Rate - per Month \$10.00	\$10 x 12	\$120.00	\$0.00	\$10 x 12	\$120.00	\$0.00	\$10 x 12	\$120.00	\$0.00
Sewer Fixed Rate per Month	\$22.50 x 12	\$270.00	\$3.00	\$22.75 x 12	\$273.00	\$3.00	\$22.75 x 12	\$273.00	\$0.00
Garbage Fixed Rate per Month	\$23.50 x 12	\$282.00	\$3.00	\$23.75 x 12	\$285.00	\$3.00	\$23.75 x 12	\$285.00	\$0.00
Recycling Fixed Rate	\$6.50 x 12	\$78.00	\$3.00	\$6.50 x 12	\$78.00	\$0.00	\$6.50 x 12	\$78.00	\$0.00
Total (Municipal Only)		\$3,168.20	\$34.04		\$3,148.28	-\$19.92		\$3,148.28	\$0.00
Overall Percentage Change			1.09%			-0.63%			0.00%
Total - Municipal / ASFF / Seniors		\$4,002.20	\$56.04		\$3,926.28	-\$75.92		\$3,956.28	\$30.00
Overall Percentage Change - Municipal / ASFF / Seniors			1.42%			-1.90%			0.76%
			\$56.04			-\$75.92			\$30.00

20.00 m³	Totals		Water			Sanitary Sewer					Waste				
Municipality	Typical User	Typical User per	Minimum or Fixed	/m³	Water Total	Minimum or Fixed	/m³	Sanitary Sewer	Storm Sewer	General	Solid Waste	Recycling /month	Yard Waste	Year Bylaw	Population
Mean:	\$127.31	\$1,527.77	\$23.90	\$2.35	\$67.08	\$17.25	\$0.94	\$35.03	\$1.17	\$0.42	\$20.30	\$3.03	\$0.42		20,266
Median (220):	\$130.17	\$1,562.04	\$21.50	\$2.10	\$62.48	\$15.95	\$0.79	\$30.01	\$0.00	\$0.00	\$19.58	\$1.60	\$0.00		1,998
Bonnyville	\$79.27	\$951.24	\$12.63	\$1.88	\$50.28	\$0.00	\$0.63	\$12.55	\$0.00	\$0.00	\$12.90	\$3.54	\$0.00	2020	5,417
St. Paul	\$86.76	\$1,041.12	\$14.38	\$1.60	\$46.38	\$8.38	\$0.80	\$24.38	\$0.00	\$0.00	\$13.50	\$2.50	\$0.00	2019	5,827
Delburne	\$90.54	\$1,086.48	\$28.35	\$1.45	\$57.35	\$13.50	\$0.00	\$13.50	\$0.00	\$0.00	\$16.00	\$3.69	\$0.00	2021	892
Crowsnest Pass	\$92.04	\$1,104.48	\$33.86	\$0.00	\$33.86	\$33.86	\$0.00	\$33.86	\$0.00	\$0.00	\$24.32	\$0.00	\$0.00	2020	5,565
Vegreville	\$101.37	\$1,216.44	\$5.50	\$3.25	\$70.50	\$4.70	\$0.39	\$5.87	\$6.00	\$5.00	\$7.00	\$7.00	\$0.00	2021	5,708
Bawlf	\$101.80	\$1,221.60	\$51.30	\$0.00	\$51.30	\$32.00	\$0.00	\$32.00	\$0.00	\$0.00	\$13.00	\$5.50	\$0.00	2021	422
Barrhead	\$105.12	\$1,261.41	\$51.05	\$2.46	\$67.05	\$17.87	\$0.00	\$23.47	\$0.00	\$0.00	\$14.60	\$0.00	\$0.00	2020	4,579
Big Valley	\$107.50	\$1,290.00	\$25.00	\$2.70	\$79.00	\$20.00	\$0.00	\$20.00	\$0.00	\$0.00	\$8.50	\$0.00	\$0.00	2021	346
Banff	\$108.49	\$1,301.92	\$5.26	\$1.00	\$25.26	\$15.90	\$2.40	\$63.90	\$0.00	\$0.00	\$19.33	\$0.00	\$0.00	2021	7,851
Drumheller	\$110.09	\$1,321.06	\$16.25	\$2.07	\$57.65	\$13.88	\$2.23	\$49.59	\$0.00	\$0.00	\$0.00	\$2.85	\$0.00	2021	7,982
Sedgewick	\$115.20	\$1,382.40	\$13.36	\$1.74	\$48.16	\$34.37	\$0.00	\$34.37	\$0.00	\$0.00	\$32.67	\$0.00	\$0.00	2021	811
Killam	\$118.50	\$1,422.00	\$22.50	\$1.40	\$50.50	\$20.00	\$0.70	\$34.00	\$0.00	\$0.00	\$34.00	\$0.00	\$0.00	2019	989
Stettler	\$119.40	\$1,432.80	\$10.00	\$2.82	\$66.40	\$22.75	\$0.00	\$22.75	\$0.00	\$0.00	\$23.75	\$6.50	\$0.00	2021	5,952
Red Deer	\$123.69	\$1,484.28	\$16.25	\$1.60	\$48.25	\$19.25	\$1.60	\$48.05	\$0.00	\$0.00	\$22.92	\$4.47	\$0.00	2021	100,418
Veteran	\$125.00	\$1,500.00	\$15.00	\$3.60	\$87.00	\$14.00	\$0.00	\$14.00	\$0.00	\$0.00	\$24.00	\$0.00	\$0.00	2020	207
Trochu	\$128.80	\$1,545.60	\$15.00	\$3.54	\$85.80	\$5.00	\$0.80	\$21.00	\$0.00	\$0.00	\$17.50	\$4.50	\$0.00	2021	1,058
Donalda	\$129.00	\$1,548.00	\$25.00	\$3.50	\$95.00	\$11.00	\$0.00	\$11.00	\$0.00	\$0.00	\$23.00	\$0.00	\$0.00	2021	219
Redcliff	\$129.07	\$1,548.84	\$45.58	\$1.06	\$66.78	\$37.85	\$0.00	\$37.85	\$0.00	\$0.00	\$24.44	\$0.00	\$0.00	2021	5,600
Hanna	\$130.55	\$1,566.60	\$27.50	\$2.89	\$85.30	\$15.00	\$0.30	\$21.00	\$0.00	\$0.00	\$24.25	\$0.00	\$0.00	2021	2,559
Carstairs	\$133.40	\$1,600.80	\$14.00	\$2.75	\$69.00	\$0.00	\$1.65	\$41.40	\$0.00	\$0.00	\$23.00	\$0.00	\$0.00	2021	4,077
Camrose	\$133.60	\$1,603.20	\$26.94	\$1.96	\$66.08	\$26.45	\$0.85	\$43.51	\$0.00	\$0.00	\$15.21	\$6.00	\$2.80	2021	18,742
Rocky Mtn. House	\$134.22	\$1,610.64	\$29.75	\$1.64	\$62.55	\$14.15	\$1.50	\$44.15	\$0.00	\$0.00	\$27.52	\$0.00	\$0.00	2021	6,635
Westlock	\$137.50	\$1,650.00	\$20.50	\$2.91	\$78.70	\$7.50	\$0.87	\$24.96	\$3.00	\$2.00	\$28.84	\$0.00	\$0.00	2020	5,101
Ponoka	\$138.20	\$1,658.40	\$19.94	\$2.75	\$74.94	\$22.07	\$0.72	\$36.47	\$0.00	\$0.00	\$20.12	\$6.67	\$0.00	2021	7,229
Slave Lake	\$140.63	\$1,687.56	\$30.03	\$1.80	\$66.03	\$24.11	\$1.45	\$53.11	\$0.00	\$0.00	\$15.05	\$6.44	\$0.00	2020	6,651
Drayton Valley	\$140.95	\$1,691.40	\$20.25	\$2.10	\$62.25	\$0.00	\$2.75	\$55.00	\$0.00	\$4.70	\$19.00	\$0.00	\$0.00	2020	7,235
Didsbury	\$143.20	\$1,718.40	\$14.00	\$2.50	\$64.00	\$15.00	\$1.96	\$54.20	\$0.00	\$0.00	\$9.60	\$7.70	\$7.70	2020	5,268
Sylvan Lake	\$143.49	\$1,721.88	\$37.91	\$0.80	\$53.91	\$24.33	\$2.50	\$64.33	\$0.00	\$0.00	\$19.00	\$6.25	\$0.00	2020	14,816
Castor	\$144.05	\$1,728.56	\$70.00	\$3.30	\$91.05	\$30.00	\$0.00	\$30.00	\$0.00	\$0.00	\$23.00	\$0.00	\$0.00	2020	929
Wainwright	\$144.16	\$1,729.92	\$18.25	\$3.14	\$81.05	\$19.50	\$0.97	\$36.96	\$5.00	\$0.00	\$14.50	\$6.65	\$0.00	2021	6,270
Coronation	\$145.00	\$1,740.00	\$49.00	\$3.00	\$109.00	\$20.50	\$0.00	\$20.50	\$0.00	\$0.00	\$15.50	\$0.00	\$0.00	2021	940
Bashaw	\$146.05	\$1,752.60	\$25.00	\$3.16	\$88.20	\$20.00	\$0.00	\$44.10	\$0.00	\$0.00	\$13.75	\$0.00	\$0.00	2019	830
Peace River	\$147.13	\$1,765.56	\$8.53	\$4.67	\$101.93	\$0.00	\$1.41	\$28.20	\$0.00	\$0.00	\$17.00	\$0.00	\$0.00	2020	6,842
Consort	\$148.63	\$1,783.54	\$42.25	\$4.60	\$108.63	\$12.00	\$0.00	\$12.00	\$0.00	\$0.00	\$28.00	\$0.00	\$0.00	2019	729
Jasper	\$149.16	\$1,789.86	\$20.00	\$1.41	\$48.20	\$0.00	\$2.58	\$51.60	\$0.00	\$6.66	\$27.14	\$15.56	\$0.00	2021	5,236
Three Hills	\$149.50	\$1,794.00	\$17.50	\$3.35	\$84.50	\$21.50	\$0.95	\$40.50	\$0.00	\$0.00	\$17.50	\$7.00	\$0.00	2021	3,212
Devon	\$151.26	\$1,815.12	\$13.46	\$1.55	\$44.46	\$33.60	\$1.76	\$68.80	\$8.00	\$0.00	\$30.00	\$0.00	\$0.00	2021	6,578
Penhold	\$153.85	\$1,846.20	\$15.40	\$1.39	\$43.20	\$12.00	\$3.57	\$83.40	\$4.25	\$0.00	\$23.00	\$0.00	\$0.00	2021	3,277
Bowden	\$164.00	\$1,968.00	\$10.00	\$3.00	\$70.00	\$10.00	\$3.10	\$72.00	\$0.00	\$0.00	\$11.00	\$11.00	\$0.00	2021	1,240
Innisfail	\$169.00	\$2,028.00	\$10.00	\$2.60	\$62.00	\$10.00	\$3.45	\$79.00	\$3.00	\$0.00	\$20.00	\$5.00	\$0.00	2021	7,847
Vermilion	\$169.97	\$2,039.64	\$36.36	\$3.52	\$106.76	\$10.12	\$1.57	\$41.52	\$0.00	\$0.00	\$18.60	\$3.09	\$0.00	2021	4,084
Daysland	\$186.78	\$2,241.36	\$49.33	\$1.80	\$85.33	\$45.05	\$0.77	\$60.45	\$0.00	\$0.00	\$38.00	\$3.00	\$0.00	2021	824
Lacombe	\$175.57	\$2,106.84	\$27.82	\$2.56	\$79.02	\$20.79	\$2.75	\$64.79	\$0.00	\$0.00	\$31.76	\$0.00	\$0.00	2021	13,057
Blackfalds	\$177.27	\$2,127.24	\$28.22	\$2.77	\$83.62	\$14.88	\$3.12	\$64.80	\$0.00	\$0.00	\$28.85	\$0.00	\$0.00	2021	9,328
Alix	\$198.38	\$2,380.56	\$35.00	\$3.06	\$96.20	\$26.25	\$2.25	\$71.25	\$0.00	\$0.00	\$25.00	\$5.93	\$0.00	2020	734
Olds	\$203.93	\$2,447.16	\$12.83	\$2.89	\$70.63	\$18.40	\$4.53	\$109.00	\$0.00	\$0.00	\$24.30	\$0.00	\$0.00	2021	9,184
Legend:															
population 4000-8000															
pop'n and regional															
regional comparables															

Water, Sewer, Garbage & Recycling								
Net Budget Impacts								
			2019	2020 Post COVID - May 2020	2020 Pre COVID - Dec 2019	2021	2022	2023
			\$10/month plus 590,000 m³ @ \$2.8000 m³	\$10/month plus 590,000 m³ @ \$2.8200m³	\$10/month plus 590,000 m³ @ \$2.8200m³	\$10/month plus 590,000 m³ @ \$2.8200m³	\$10/month plus 590,000 m³ @ \$2.8400 m³	\$10/month plus 590,000 m³ @ \$2.8500 m³
Revenue - Water			\$ 3,128,812	\$ 3,032,318	\$ 3,147,098	\$ 3,147,358	\$ 3,155,243	\$ 3,161,145
Expenditures - Water			\$ 3,033,843	\$ 3,095,880	\$ 3,095,880	\$ 3,078,025	\$ 3,094,833	\$ 3,114,628
Net Budget Impact			\$ 94,969	\$ (63,562)	\$ 51,218	\$ 69,333	\$ 60,410	\$ 46,517
Net Depreciation, not included			\$ 299,040	\$ 298,358	\$ 298,358	\$ 300,468	\$ 292,637	\$ 289,846
Debenture Principal, included			\$ 148,220	\$ 154,780	\$ 154,780	\$ 161,640	\$ 163,700	\$ 170,890
Plus R.O.I. Included in Exp.			\$ 235,000	\$ 230,000	\$ 230,000	\$ 220,000	\$ 210,000	\$ 200,000
Debenture Interest, included in Exp.			\$ 87,300	\$ 80,660	\$ 80,660	\$ 73,720	\$ 66,470	\$ 59,190
			2019	2020	2020	2021	2022	2023
			@ \$22.50/month	@ \$22.75/month	@ \$22.75/month	@ \$22.75/month	@ \$23.00/month	@ \$23.25/month
Revenue - Sewer			\$ 941,490	\$ 905,963	\$ 950,675	\$ 950,701	\$ 956,872	\$ 963,043
Expenditures - Sewer			\$ 714,907	\$ 642,607	\$ 642,607	\$ 706,865	\$ 711,863	\$ 701,322
Net Budget Impact			\$ 226,583	\$ 263,356	\$ 308,068	\$ 243,836	\$ 245,009	\$ 261,721
Debenture Princ & Int			\$ 226,280	\$ 160,940	\$ 160,940	\$ 160,900	\$ 160,860	\$ 153,500
			2019	2020	2020	2021	2022	2023
			2190/month	2190/month	2190/month	2228/month	2235/month	2240/month
			@ \$23.50/month	@ \$23.75/month	@ \$23.75/month	@ \$23.75/month	@ \$24.00/month	@ \$24.25/month
Revenue - Garbage			\$ 648,725	\$ 655,790	\$ 655,790	\$ 666,125	\$ 675,307	\$ 683,960
Expenditures - Garbage			\$ 593,120	\$ 600,632	\$ 642,566	\$ 590,180	\$ 619,980	\$ 642,450
Net Budget Impact			\$ 55,605	\$ 55,158	\$ 13,224	\$ 75,945	\$ 55,327	\$ 41,510
			2019	2020	2020	2021	2022	2023
			2160	2160	2160	2188	2195	2200
			@ \$6.50/month	@ \$6.50/month	@ \$6.50/month	@ \$6.50/month	@ \$7.00/month	@ \$7.25/month
Revenue - Recycling			\$ 168,480	\$ 168,870	\$ 168,870	\$ 170,664	\$ 184,380	\$ 191,400
Expenditures - Recycling/Compost			\$ 148,815	\$ 122,234	\$ 151,450	\$ 134,737	\$ 125,879	\$ 128,767
Net Budget Impact			\$ 19,665	\$ 46,636	\$ 17,420	\$ 35,927	\$ 58,501	\$ 62,633
Combined Net Budget Impact:			\$ 396,822	\$ 301,588	\$ 389,930	\$ 425,041	\$ 419,247	\$ 412,381
			\$ 679,528	\$ 247,659	\$ 635,497	\$ 318,422	\$ 300,830	\$ 588,620
			\$ 1,076,350	\$ 549,247	\$ 1,025,427	\$ 743,463	\$ 720,077	\$ 1,001,001
1/2% Municipal Tax Increase			\$ 29,684					
\$.01 increase in Municipal Water			\$ 5,902					
\$1 increase in Flat Fee Municipal WATER			\$ 29,712					
\$.01 increase in Municipal Water (COM SEWER)			\$ 1,160					
\$.05 increase in Flat Fee Municipal SEWER			\$ 1,234					
\$.05 increase in Flat Fee Municipal GARBAGE			\$ 1,337					
\$.05 increase in Flat Fee Municipal RECYCLING			\$ 1,313					