

VILLAGE OF ZEBALLOS

AGENDA for the special meeting of Council held Tuesday, April 30th, 2019 at
7:00 pm at 157 Maquinna Avenue

1. CALL TO ORDER AND APPROVAL OF AGENDA
3. BUSINESS ARISING FROM MINUTES (unfinished business)
8. BYLAWS
 - a) Annual Five Year Financial Plan Bylaw #524-2019
Third Reading
 - b) Annual Tax Rate Bylaw #525-2019
Third Reading
9. ADDITIONAL ITEMS (not included in agenda at time of production)
10. NEW BUSINESS
 - a) Zeballos Landslide Risk Assessment Update - BGC Report
11. PUBLIC QUESTION PERIOD
12. ADJOURNMENT

**CORPORATION OF THE VILLAGE OF ZEBALLOS
BYLAW # 524-2019
FIVE YEAR FINANCIAL PLAN BYLAW 2019 - 2023**

WHEREAS the Local Government Act provides requirements for financial planning;

NOW THEREFORE the Council of the Village of Zeballos in open meeting assembled ENACTS AS FOLLOWS:

1. Bylaw #524-2019 may be cited as "Five Year Financial Plan Bylaw, 2019 – 2023".
2. Schedule "A" attached hereto and forming part of this bylaw sets out the authorized Schedule of Consolidated Sources of Funding and Expenses for the Five Year Period 2019 - 2023.
3. Schedule "B" attached hereto and forming part of this bylaw, sets out the Schedule of Capital Expenditure for the Five Year Period 2019 - 2023.
4. Schedule "C" attached hereto and forming part of this bylaw, sets out the Statement of Objectives and Policies for the Five Year Period 2019 - 2023.
5. Bylaw No 515-2018 is hereby rescinded.

READ A FIRST TIME this 23rd day of April, 2019

READ A SECOND TIME this 23rd day of April, 2019

READ A THIRD TIME this __ day of _____, 2019

RECONSIDERED AND ADOPTED THIS __ day of _____, 2019

Mayor

Corporate Officer

Certified to be a true copy of Bylaw #524-2019

Corporate Officer

**CORPORATION OF THE VILLAGE OF ZEBALLOS
BYLAW # 524-2019**

SCHEDULE "A"

Consolidated Sources of Funding and Expenses for the Five Year Period 2019 – 2023

SOURCES OF FUNDS	2019	2020	2021	2022	2023
Property Value Taxation	188,458	190,343	192,246	194,168	196,110
Grants in Lieu	5,783	5,841	5,899	5,958	6,018
1% Utility	4,305	4,348	4,392	4,435	4,480
Taxation Levied for Others	61,648	62,264	62,887	63,516	64,151
Sales of Services and Fees	34,875	35,224	35,576	35,932	36,291
Rental Income	45,000	45,450	45,905	46,364	46,827
Recreation Fees	7,750	7,828	7,906	7,985	8,065
Fiscal / Return on Investments	11,350	11,464	11,578	11,694	11,811
Transfers from Other Governments	458,785	463,373	468,007	472,687	477,414
Water/Sewer Utility Fees	41,150	41,562	41,977	42,397	42,821
Capital Funding - Grants	156,000	157,560	159,136	160,727	162,334
Capital Funding - Transfer from Stat. Reserve	0	0	0	0	0
Capital Funding - Transfer from Current Fund	137,500	138,875	140,264	141,666	143,083
TOTAL SOURCES OF FUNDS	1,152,604	1,164,130	1,175,771	1,187,529	1,199,404
EXPENDITURES					
Capital: Planned Spending	293,500	157,000	10,000	10,000	10,000
Contribution to Reserves	3,629				
Taxes collected for others	61,648	62,264	62,887	63,516	64,151
Other Municipal Purposes:					
Legislative	35,302	35,655	36,012	36,372	36,735
Administration	320,200	323,402	326,636	329,902	333,201
Protective	59,500	60,095	60,696	61,303	61,916
Environmental Health	28,300	28,583	28,869	29,158	29,449
Transportation	193,150	195,082	197,032	199,003	200,993
Recreation / Culture	68,005	68,685	69,372	70,066	70,766
Water	29,650	29,947	30,246	30,548	30,854
Sewer	59,720	60,317	60,920	61,530	62,145
TOTAL EXPENDITURES	1,152,604	1,021,030	882,670	891,397	900,311

**CORPORATION OF THE VILLAGE OF ZEBALLOS
BYLAW # 524-2019**

SCHEDULE "B"

Schedule of Capital Expenditure for the Five Year Period 2019 – 2023

		2019	2020	2021	2022	2023
General Capital Expense Fund						
Admin	Buildings	33,000				
Admin	Fix, Furn, Veh, Equip					
Fire	Buildings	30,000				
Fire	Fix, Furn, Veh, Equip					
Fire	Other Emergency					
Environmental	Fix, Furn, Veh, Equip	14,000				
Roads	Roads and Bridges	86,000				
Public Works	Fix, Furn, Veh, Equip	5,000	5,000	5,000	5,000	5,000
Community Hall	Buildings					
Museum	Buildings	10,000				
Parks	Buildings	14,000	5,000	5,000	5,000	5,000
Parks	Fix, Furn, Veh, Equip		32,000			
Library	Buildings	5,000				
Water Capital Fund						
Water	Water Infrastructure	60,000	65,000			
Sewer Capital Fund						
Sewer	Sewer Infrastructure	36,500	50,000			
		293,500	157,000	10,000	10,000	10,000
Source of Funds						
UNRESTRICTED		18,000				
FIRE EQUIPMENT						
GGG EQUIPMENT		5,000	5,000	5,000	5,000	5,000
PARKS AND LANDSCAPE		4,000	37,000	5,000	5,000	5,000
ENVIRONMENTAL HEALTH		14,000				
GAS TAX		96,500	115,000			
INFRASTRUCTURE PLANNING GRANT						
CENOTAPH PROJECT						
STAT- CAPITAL WORKS						
STAT- ECONOMIC DEVELOPMENT						
DONATIONS: Cemetery Improvement Fund		10,000				
GRANT: Community Emergency Preparedness Fund		60,000				
GRANT: Strategic Priorities Fund		86,000				
		293,500	157,000	10,000	10,000	10,000

**CORPORATION OF THE VILLAGE OF ZEBALLOS
BYLAW # 524-2019**

SCHEDULE "C"

Statement of Objectives and Policies for the Five Year Period 2019 - 2023

Funding (Revenue) Sources

TABLE 1

The proportion of total revenue proposed to be raised from each funding source.

SOURCES OF REVENUE		% of total
Property Value Taxation	\$ 188,458	20
Parcel Taxes/ In Lieu	\$ 10,088	1
User Fees/ Rentals	\$ 103,050	11
Fiscal/ ROI/other	\$ 37,075	5
Government Grants	\$ 458,785	49
Capital Funding from Reserves	\$ 137,500	14
TOTAL	\$ 934,956	100

The Village will continue its policy of "pay as you go" with no borrowing but rather use of its reserves for replacements/updates to equipment or major repairs.

Share of Property Tax Revenue by Class

Land and Improvement values from BC Assessment have continued to decline. There has been a reduction in value of more than \$800,000 since 2010 which measures 7.5%. A significant impact to the security of Village services.

TABLE 2

Over the term of the plan, municipal property taxes are distributed across five property tax classes as shows in Table 2 below. The absence of developable property results in the assessment based solely on market conditions.

Property Class	Dollar Value Tax Levy	% of Total Tax Levy	% of Total Property Value per BCA
Residential	99,876	53	79
Utility	3,903	2	>1
Light Industry	66,643	35	13
Business/Other	17,795	9	7
Recreation/ Non Profit	241	0	>1
	\$188,458	100%	100%

Permissive Tax Exemptions

The Village has no qualifying applicants (non-profit societies) for permissive tax exemptions.

CORPORATION OF THE VILLAGE OF ZEBALLOS
BYLAW # 525-2019
2019 TAX RATE BYLAW

Being a bylaw for the levying of rates for Municipal, Hospital District and Regional District purposes for the year 2019.

The Council of the Village of Zeballos in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited as the "Corporation of the Village of Zeballos Tax Rate Bylaw # 525-2019".
2. The rates in Schedule A attached are hereby imposed and levied for the year 2019:
 - (a) For all lawful general purposes of the municipality on the value of land and improvements taxable for general municipal purposes, rates appearing in column "A" of the schedule attached hereto and forming a part thereof;
 - (b) For hospital district purposes on the value of land and improvements taxable for regional hospital district purposes, rates appearing in column "B" of the schedule attached hereto and forming a part thereof;
 - (c) For Emergency Preparedness Program purposes of the Strathcona Regional District on the value of land and improvements taxable for hospital purposes, rates appearing in column "C" attached hereto and forming a part thereof;
 - (d) For Administration purposes of the Strathcona Regional District on the value of land and improvements taxable for general municipal purposes, rates appearing in column "D" attached hereto and forming a part thereof;
 - (e) For Solid Waste Management purposes of the Comox Strathcona Solid Waste Management on the value of land and improvements taxable for general municipal purposes, rates appearing in column "E" attached hereto and forming a part thereof; and
 - (f) For library purposes of the Vancouver Island Regional Library on the value of land and improvements taxable for general municipal purposes, rates appearing in column "F" of the schedule attached hereto and forming a part thereof.
3. The minimum amount of taxation upon a parcel of real property shall be ONE DOLLAR (\$1.00)

READ a first time this 23rd day of April, 2019

READ a second time 23rd day of April, 2019

READ a third time this __ day of _____, 2019

RECONSIDERED AND ADOPTED this __ day of _____, 2019

Mayor

Corporate Officer

Certified to be a true copy of Bylaw # 525-2019

Corporate Officer

CORPORATION OF THE VILLAGE OF ZEBALLOS
BYLAW # 525-2019
2019 TAX RATE BYLAW

Schedule A

Property Classification		Dollars of Tax Per \$1,000 of Taxable Assessed Value					
		A	B	C	D	E	F
		General Municipal and Debt	Regional Hospital District	Regional District on Hospital Assessments	Regional District on Municipal Assessments	CVRD Waste Management on Municipal Assessments	VIRL District
1	Residential	13.1051	0.5789	0.1881	0.0785	0.1935	0.2862
2	Utilities	45.8680	2.0260	0.6583	0.2748	0.6771	1.0015
3	Unmanaged Forest Land	-	-	-	-	-	-
4	Major Industrial	-	-	-	-	-	-
5	Light Industrial	51.1101	1.9681	0.6395	0.3062	0.7545	1.1160
6	Business/Other	27.5208	1.4182	0.4608	0.1649	0.4063	0.6009
7	Managed Forest Land	-	-	-	-	-	-
8	Recreation/Non Profit	13.1051	0.5789	0.1881	0.0785	0.1935	0.2862
9	Farm	-	-	-	-	-	-

VILLAGE OF ZEBALLOS
RESOLUTION

WHEREAS in August 2018, an interface fire burned 128 hectares of forest on the eastern hillsides above the Village;

AND WHEREAS Division 2 of Part 3 of the *Emergency Program Act* empowers a municipality, as well as the mayor of a municipality, to declare a state of local emergency and to issue an evacuation order;

AND WHEREAS on August 16, 2018 the Mayor of the Village declared a state of local emergency in the Village as a result of the interface fire;

AND WHEREAS this state of local emergency has been extended up to and including the date of this resolution;

AND WHEREAS on August 18, 2018 the Village issued an evacuation order for the 10 properties to the east side of Pandora Hill and north of Sugarloaf Bridge;

AND WHEREAS on September 8, 2018 the Village expanded the evacuation order to include an additional 17 properties;

AND WHEREAS from September 8, 2018 to the date of this resolution the evacuation order has included all properties north of Sugarloaf Bridge; all properties on the east side of Maquinna Avenue, north of Pandora Crescent; all properties on Pandora Crescent that are east of Maquinna Avenue; and 402-B, 404, and 406 Ferris Road;

AND WHEREAS on October 15, 2018, BGC Engineering Inc. released a post-fire geohazard assessment produced on behalf of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development setting out its initial conclusions on the level of risk to which the evacuated properties are exposed;

AND WHEREAS on April 22, 2019, BGC Engineering Inc. released a new assessment produced on behalf of Emergency Management BC and the Village that updated its conclusions regarding the level of risk to which the evacuated properties are exposed;

AND WHEREAS Council is of the opinion that some of the evacuated properties may be reoccupied, subject to the owners and occupiers of these properties being notified of the risks and hazards known by the Village to which these properties are exposed;

AND WHEREAS the Village has limited staffing, financial, and legal resources to mitigate or otherwise address the risks and hazards to which the evacuated properties are exposed;

AND WHEREAS Council is of the opinion that additional coordination with Emergency Management BC and other relevant stakeholders is needed before all evacuated properties can be reoccupied;

NOW THEREFORE the Council of the Village of Zeballos resolves as follows:

1. THAT an application to extend the state of local emergency to May 8, 2019 be submitted to Emergency Management BC;
2. THAT a modified evacuation order be put in place that allows all properties except for the following to be reoccupied as of Thursday, May 2, 2019 at midnight (12:00am):
 - (a) 102, 104, 106 Maquinna Avenue;
 - (b) 206 Pandora Crescent;
 - (c) 402-B Ferris Road;
 - (d) 404 Ferris Road; and
 - (e) 406 Ferris Road.
3. THAT the Village will:
 - (a) notify all current evacuees about the modified evacuation order;
 - (b) provide all evacuees with copies of BGC Engineering Inc.'s October 15, 2018 and April 22, 2019 assessments;
 - (c) publish on its website and social media pages an update for the general public regarding the modified evacuation order;
 - (d) notify local media about the modified evacuation order; and
 - (e) continue to coordinate with Emergency Management BC, the owners and occupants of the five properties to which the modified evacuation order will apply, and other relevant stakeholders regarding the modified evacuation order.