

Public Works Yard Upgrades

Based on 2025 - 2029 Provisional Financial Plan

Assumptions:

Project costs are allocated 73% to General Fund, 9% to Sewer Fund, and 18% to Water Fund

Debt servicing based on 20 year amortization at a 4.50% interest rate and a 3.5% actuarial rate @ Jan 29, 2025

Budget excludes costs and funding allocated to date

Funding Strategy: Long-Term Borrowing for Full Amount

Budget: \$90 million

Anticipated Borrowing: \$13 million 2026, \$16 million 2027, \$20 million 2028, \$25 million 2029, \$16 million 2030

Debt Servicing Funded By: Property taxes, water user fees, and sewer user fees

Projected Increase to 2025 - 2029 Provisional Financial Plan

	2025	2026	2027	2028	2029
Additional Property Tax Increase	0.0%	0.1%	0.4%	0.5%	0.6%
Additional Sewer User Fee Increase	0.0%	0.2%	0.8%	1.1%	1.2%
Additional Water User Fee Increase	0.0%	0.1%	0.6%	0.8%	1.0%

Projected Cost to the Typical Home

Property Taxes

Estimated cost per household^{1,2}: \$ 100 Approx. \$13 per \$100,000 of assessed value

User Fees

Estimated cost per household - sewer³ \$ 10

Estimated cost per household - water^{3,5} \$ 24

Funding Strategy: Property Taxes, Water User Fees and Sewer User Fees

Budget: \$90 million

Anticipated Cash Flow: \$13 million 2026, \$16 million 2027, \$20 million 2028, \$25 million 2029, \$16 million 2030

Projected Increase to 2025 - 2029 Provisional Financial Plan

	2025	2026	2027	2028	2029
Additional Property Tax Increase	0.0%	5.8%	1.0%	1.3%	1.6%
Additional Sewer User Fee Increase	0.0%	11.9%	1.9%	2.5%	2.9%
Additional Water User Fee Increase	0.0%	8.8%	1.4%	2.0%	2.4%

Projected Cost to Typical Home by Year

	2025	2026	2027	2028	2029
Property Taxes ⁴	\$ -	\$ 179	\$ 220	\$ 275	\$ 343
Sewer User Fees	\$ -	\$ 20	\$ 24	\$ 30	\$ 36
Water User Fees ⁵	\$ -	\$ 47	\$ 56	\$ 70	\$ 86
Total Increase	\$ -	\$ 246	\$ 300	\$ 375	\$ 465

Total Estimated Cost of Project to Typical Home⁶

Property Taxes ⁴	\$ 1,239
Sewer User Fees	\$ 133
Water User Fees ⁵	\$ 314
Total	\$ 1,686

¹ Based on typical home valued at \$783,808, 2025 1% of taxes and average Class 1 change² Based on full borrowing³ Based on projected impact in first year after full borrowing is complete⁴ Based on a typical home valued at \$783,808, average class 1 change⁵ Based on 3 year (2021 -2023) average seasonal water usage

Numbers have been rounded