

# OVERVIEW OF 2025 BUDGET AND FINANCIAL PLANS

## CITY COUNCIL WANTS YOUR FEEDBACK!



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Council is considering 4%, 5%, 6%, and 7% property tax increase scenarios for the 2025 Budget.

The impact of these scenarios and other important budget information is outlined in this Budget Overview.

Council needs your feedback on which option you think is best for our community and on the City's overall 2025 Budget.



*We appreciate you taking the time to review this 2024 Budget Overview.  
We look forward to hearing from you!*

**Left to Right:** Councillor Tim Palmer, Councillor Tim Stapenhurst, Councillor Austin Luciw, Councillor Aaron Orlando, Mayor Gary Sulz, Councillor Lee Devlin, Councillor Matt Cherry

## INTRODUCTION

### Budget Overview

This Budget Overview summarizes the City's 2025 Budget and Financial Plans.

More information is available at:

[revelstoke.ca](https://revelstoke.ca)

[talkrevelstoke.ca](https://talkrevelstoke.ca)

### Your Feedback is Important to us!

We feel that our City is stronger when citizens are fully informed and engaged.

We hope that this Budget Overview is a helpful tool for providing feedback to Council.

Your feedback and comments are valued and appreciated.

## Public Consultation



### Public Consultation

Council will be considering public feedback and comments over the next few weeks before moving forward with the City's 2025 Budget and related 5-Year Financial Plan bylaw.



### In-Person Public Consultation

Thursday, November 28, 2024  
Community Centre  
(Multi-Purpose Room 1)  
12pm - 1.30pm / 5pm - 6.30pm



### Public Input Deadline

The deadline for public input on the budget is Sunday, December 8, 2024.

This will allow Council time to consider and discuss all comments before moving forward.

## Submit Feedback or Comments



### Email:

[budget@revelstoke.ca](mailto:budget@revelstoke.ca)

Subject line: "2025 Budget"



### Visit:

[www.talkrevelstoke.ca](https://www.talkrevelstoke.ca)

Project: Budget Guide 2025



### Write to / Drop off:

City Hall

216 Mackenzie Ave, Box 170  
Revelstoke, BC, V0E 2S0

Attn: Director of Finance

## KEY BUDGET OBJECTIVES

A detailed review was undertaken of the City's budget with the goal of creating efficiencies and putting the City on a sustainable financial path which strikes a balance between the present and the future.

To achieve this goal, the below key budget objectives were outlined:

### General Operating and Capital

- Provide for the maintenance and future replacement of the City's fleet including vehicles, equipment, and fire engines.
- Set aside more money in reserves to fund major projects in the future to avoid or minimize external borrowing.
- Pay for key major capital projects in the current plan from reserves to avoid interest costs
- Build-up operating reserves to offset the risk of missing budgeted revenue targets from cyclical revenues like building permit and rezoning revenues, and from the risk of being over budget on unpredictable expenditures like excess snow clearing costs.
- Provide for reasonable inflationary increases for certain costs such as fuel, utilities, and wages/benefits.
- Take advantage of grant funding for major projects to reduce the City's share of project funding.

### Utilities:

#### Water, Big Eddy Water, Sewer

- Increase utility reserves to provide for the major costs associated with the renewal of aging water and sewer infrastructure.
- Plan for a major Development Cost Charge (DCC) bylaw update by spring 2025 so that new development pays their fair share of new utility infrastructure that is needed because of growth.
- Fund Phase 1 of major Wastewater Treatment Plant upgrades with available reserves, DCCs, and internal borrowing to minimize external debt and related interest costs.
- Increase utility user rates in 2025 to maintain sustainable funding for ongoing operational and capital costs.



## PROPERTY TAX & UTILITIES

Council is considering 4%, 5%, 6%, and 7% property tax increase scenarios, as shown below, and would like your feedback. The proposed increases for Utility Fees are also noted below.

The following calculations are based on the average 2024 assessed home value in Revelstoke at \$839,000.

### PROPERTY TAX SCENARIOS

#### Current 2025 Budget

	Scenario 1	Scenario 2	2025 Approved Budget Scenario 3	Scenario 4
2024 Actual	\$2,140	\$2,140	\$2,140	\$2,140
Increase	4% or \$86	5% or \$107	6% or \$128	7% or \$150
2025 Total	\$2,226	\$2,247	\$2,269	\$2,290

#### Why Consider a Higher Tax Increase?

The additional taxation revenue generated beyond the 4% tax increase will be set aside in the Arena Re-Development Reserve [page 10](#).

#### Utility Fee Changes

FEES	2024 Actual	2025 Increase	2025 Total
Garbage	\$142	10% or \$14	\$156
Water*	\$594	5% or \$30	\$624
Big Eddy Water	\$572	5% or \$29	\$601
Sewer*	\$566	5% or \$28	\$594
Sewer Frontage Frontage*	\$330	5% or \$17	\$347

#### Why an Increase in Utility Fees?

Utility Fee increases are needed to provide for increased operating costs and future infrastructure replacement.

\* Does not apply to Big Eddy

Sewer Frontage: Based on 100' frontage

#### Total Property Tax & User Fee Scenarios

	Scenario 1		Scenario 2		2025 Approved Budget Scenario 3		Scenario 4	
	City	Big Eddy	City	Big Eddy	City	Big Eddy	City	Big Eddy
2024 Actual	\$3,772	\$2,854	\$3,772	\$2,854	\$3,772	\$2,854	\$3,772	\$2,854
Increase	4.6% or \$174	4.5% or \$128	5.2% or \$196	5.3% or \$150	5.8% or \$217	6% or \$171	6.3% or \$239	6.8% or \$193
2025 Total	\$3,947	\$2,983	\$3,968	\$3,004	\$3,989	\$3,025	\$4,011	\$3,047

Not including parcel taxes applicable to the Big Eddy, Clearview Heights, and Thomas Brook Local Area Services; 2024 Municipal Taxes Only

#### Have Your Say!

Let Council know what you think of the proposed scenarios and which you see best for our community.

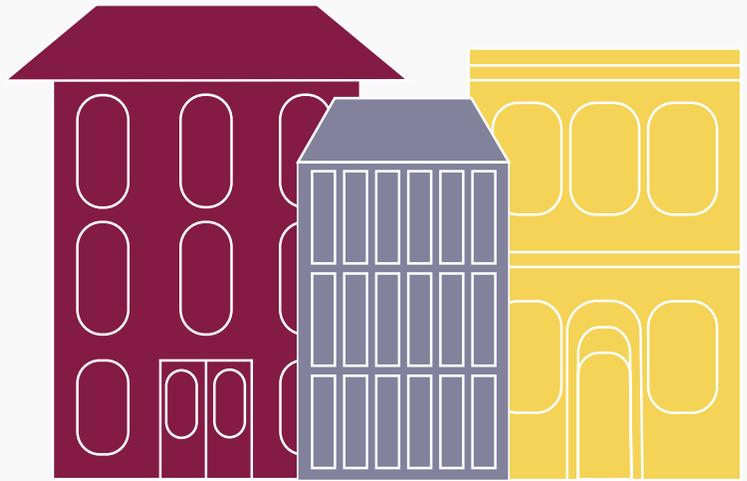
See feedback options on page 16 or visit: [TalkRevelstoke.ca](http://TalkRevelstoke.ca)

# 2025 BUDGET CHANGES



Residential taxes per \$100,000 of 2024 assessed value:

\$255



Commercial taxes per \$100,000 of 2024 assessed value:

\$1,278

## TAX INCREASE BREAKDOWN

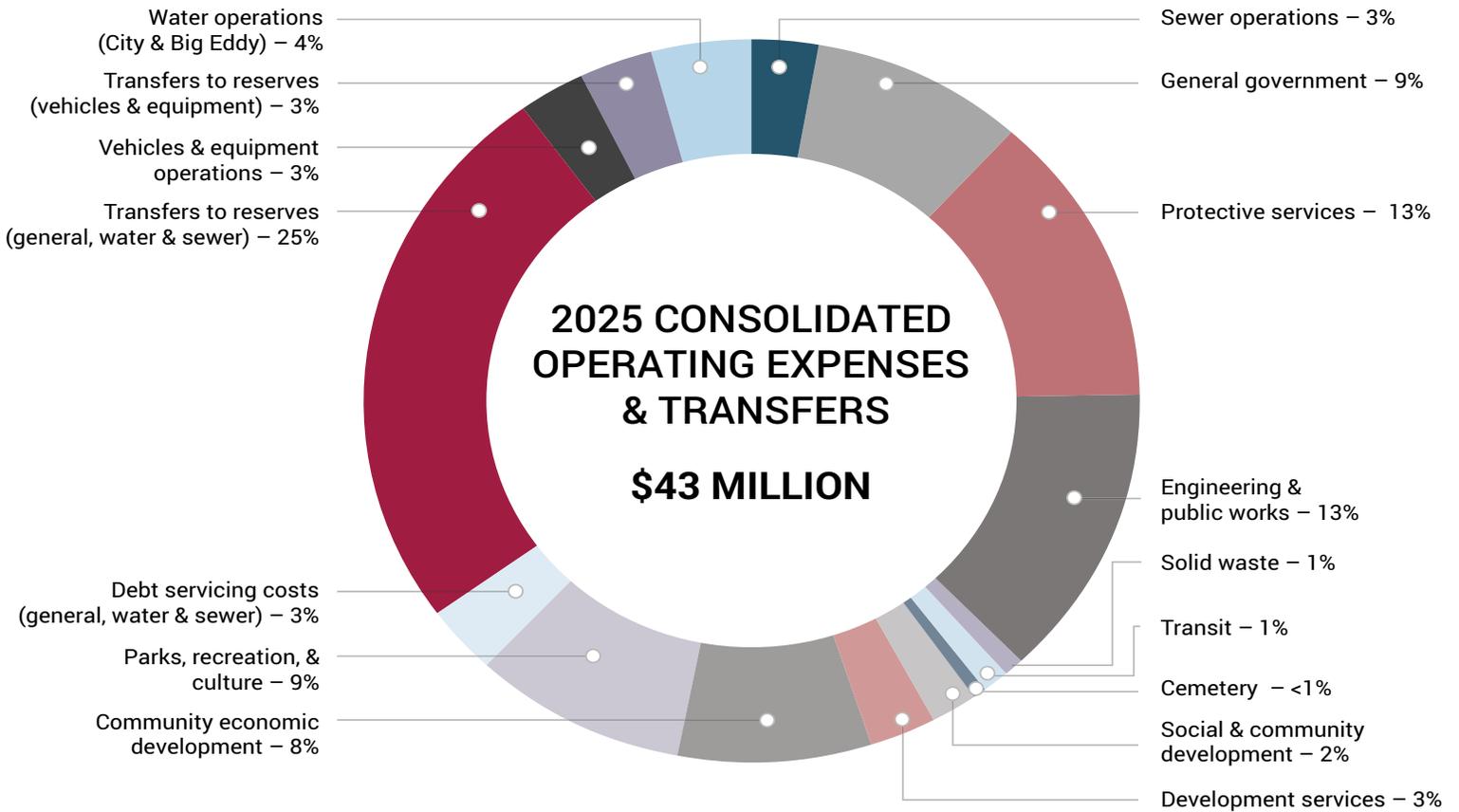
	Scenario 1	Scenario 2	Scenario 3 - Recommended	Scenario 4
Core Budget Changes	1.25%	1.25%	1.25%	1.25%
Operating Spending Initiatives	2.75%	2.75%	2.75%	2.75%
Increased Transfers to Arena Re-Development Reserve	0%	1%	2%	3%
<b>Total Tax Increase</b>	<b>4%</b>	<b>5%</b>	<b>6%</b>	<b>7%</b>

## CALCULATION REFERENCE

1% Increase is Equivalent to:	
Property Taxes	\$161,000
Garbage Rates	\$4,800
Water Utility	\$34,000
Big Eddy Water Utility	\$2,200
Sewer Utility	\$31,000

Based on Final 2024 Budget

**FINANCIAL PLAN - OPERATING**



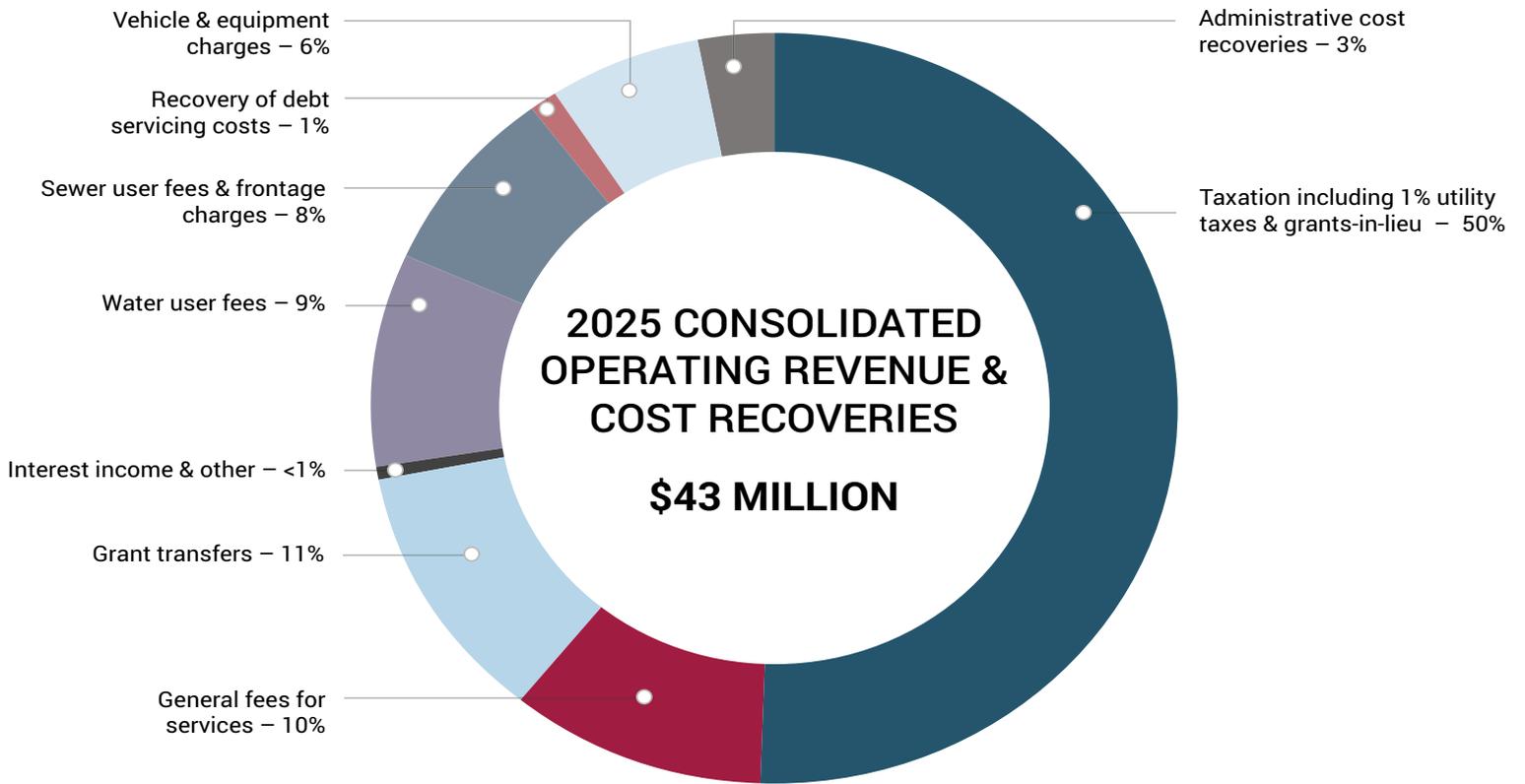
Revelstoke provides a broad range of municipal services funded from four operational areas:

- General Operating
- Water Utility
- Big Eddy Water
- Sewer Utility

In 2024, the City's consolidated operating expenses and transfers total \$43 million. General Operating includes garbage and vehicle/equipment operations.

About \$10.6 million is being set aside in reserves in 2025 to pay for future capital/project costs, including renewal of critical Utility infrastructure.

**FINANCIAL PLAN - OPERATING**



The City's main funding sources to pay for municipal services are:

- Property Taxes
- User Fees for Services
- Utility Fees & Charges

The City also receives a significant amount of grants that are either used for specific programs or paid over to other organizations to provide specific programs and services.

When City vehicles and equipment are used by the various departments, those departments are charged a usage fee which creates a pool of funds that provide for the maintenance and replacement of the fleet. The City also recovers general administrative costs from the Utilities and other functions, so that these areas pay their fair share.

## NEW OPERATING SPENDING INITIATIVES

The following new Operating Spending Initiatives are being considered by Council.

The additional General Operating costs have a 2.75% (2.72% rounded) property tax impact and could be paid for within the 6% tax increase already built into the 2025 Budget.

The additional spending in the Utilities would be offset by reducing the dollars allocated to the Utility reserves, which would negate any impact on Utility rates.

General Operating Spending Initiatives	Budget Impact	Tax Impact
<b>Council, Committees &amp; Grants-in-Aid</b>		
Council - Conferences, Travel, and Training	\$15,000	0.09%
<b>Corporate Services</b>		
CAO/CS - Conferences, Travel, and Training	\$10,000	0.06%
Capital Project - Website upgrade	\$12,557	0.08%
<b>Finance</b>		
Accounting Technician (1.0 FTE)	\$112,527	0.70%
<b>Development Services, Building, &amp; Bylaw</b>		
Planning Technician (1.0 FTE)	\$60,786	0.38%
Capital Project - Bylaw and permitting software implementation annual licensing	\$22,000	0.14%
<b>Fire &amp; Emergency Services</b>		
Flex Firefighter (1.0 FTE)	\$125,580	0.78%
<b>RCMP</b>		
Court Liaison Officer increased to 37.50 hourly week (0.07 FTE)	\$6,593	0.04%
Part-time clerk (0.57 FTE)	\$49,824	0.31%
<b>Parks, Recreation &amp; Culture</b>		
Aquatic Centre Increased Service Levels - Peak Season	\$23,500	0.15%
<b>Subtotal</b>		<b>2.72%</b>
Utility Operating Spending Initiatives	Budget Impact	User Fee Impact
<b>Water Operating</b>		
Utility GIS Summer Student (0.30 FTE)	\$9,966	0.30%
Capital Project – SCADA Network Upgrades	\$3,750	0.11%
<b>Sewer Operating</b>		
Utility GIS Summer Student (0.30 FTE)	\$9,966	0.29%
Capital Project – SCADA Network Upgrades	\$3,750	0.11%
<b>Big Eddy Water Operating</b>		
Utility GIS Summer Students (0.30 FTE)	\$2,215	0.97%

**New spending can be paid for within 4%, 5%, 6%, and 7% Tax Increase Scenarios.**

## NEW CAPITAL/PROJECT SPENDING INITIATIVES

The following new capital/project initiatives are not currently in the City's 2025 Budget, but are being considered to take advantage of external funding or due to their critical nature.

The total cost of all of these initiatives is \$760,500.

Corporate Services	Development Services & Bylaw	Engineering & Public Works	Information Technology & GIS	Recreation, Parks & Culture
Website Upgrades: \$30,000	Permit, License, and Enforcement Software: \$20,500	Westside Road Barriers: \$50,000	RCMP Interview System: \$55,000	Comm Centre - Lobby Furnishings: \$50,000
	Short Term Rental Review: \$70,000	Irrigation Track Field: \$75,000	RCMP Cell Block Cameras: \$30,000	Columbia View Park - Bathroom Upgrades: \$20,000
	Heritage Management Plan Implementation: \$245,000		Payroll Time & Attendance Software Implementation: \$45,000	Climbing Wall & Diving Board: \$50,000
				Comm Centre - MP1 Storage Upgrades: \$20,000

## FUTURE MAJOR PROJECTS

The following major projects are for future consideration and still require additional information before budgeting can be fully determined.

Description of Project	Preliminary Dollar Value
Arena Re-development - Construction Costs	To be determined
Arena Re-development - Soft Costs	To be determined
Boiler system for Aquatic & Community Centre	\$675,000 - \$1,450,000
Project from Transportation Master Plan (TMP)	\$27,000,000
Project from Transportation Master Plan (TMP)	\$2,775,000
Waste Water Treatment Plant Phase 2 and 3	To be determined
Revelstoke Community Energy Corporation (RCEC)	To be determined
South Revelstoke Fire Station	To be determined

A lower property tax increase, as proposed for consideration in Scenario 1, 2 and 3 on page 5, would contribute less funding towards the Arena/Multi-Plex Facility.

## CAPITAL & MAJOR PROJECTS

The City's Financial Plan for capital and major projects totals approximately \$75 million over the next 5 years. Below are the key General and Utility projects to be undertaken during this time. Over \$10 million has been secured in grant funding to help offset these costs.

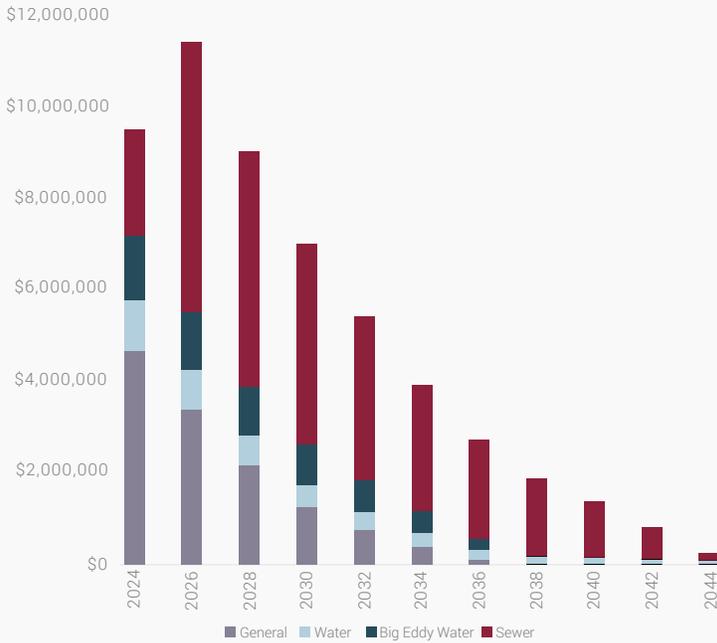
\* Projects funded from development cost charges (DCCs) included in the bylaw update with an estimated completion date of spring 2025

- **Social Impact Assessment:**  
\$100,000 (2025)
- **Parking Strategy:**  
\$65,000 (2025)
- **Climate Action Plan:**  
\$80,000 (2028)
- **Official Community Plan (OCP) Environmental mapping and downtown plan:**  
\$115,000 (2026)
- **Housing Needs Assessment Update:**  
\$80,000 (2025 - 2029)
- **Pavement Management Program:**  
\$28,906,742 (2025 - 2030+)
- **Pavement patching & repairs:**  
\$10,977,551 (2025 - 2030+)
- **4th Street Calming (DCC\*):**  
\$1,500,000 (2025)
- **Multi-Use Paths (MUPs):**  
\$4,500,000 (2025 - 2030+)
- **Stormwater - Pearson Rd (Carry forward):**  
\$1,000,000 (2025)
- **Courthouse - High slope roof coverings (Dome):**  
\$900,000 (2029)
- **PW Yard - Covered Storage:**  
\$550,000 (2025 - 2026)
- **Arena - HVAC & electrical upgrades:**  
\$370,000 (2028)
- **Comm Centre - Front parking lot paving:**  
\$325,000 (2029)
- **Comm Centre - Retractable partitions (MP rooms & senior centre):**  
\$310,000 (2025 - 2029)
- **Aquatic Centre - Repaint metal trusses:**  
\$400,000 (2027)
- **Blower addition - 10 year replacement cycle. Related to school safety and 4th street calming projects:**  
\$400,000 (2025 - 2030+)
- **Pump Track:**  
\$1,000,000 (2025)
- **Centennial Park - Track upgrades:**  
\$180,000 (2026)
- **Water - Distribution rehabilitation & replacement:**  
\$35,685,564 (2025 - 2030+)
- **Water - Greely filter replacement:**  
\$800,000 (2028 - 2029)
- **Water - Greely transmission main replacement (DCC\*):**  
\$17,892,494 (2025 - 2030+)
- **Water - Golf course well development (DCC\*):**  
\$7,675,500 (2030+)
- **BEWW - Replace and upgrade 700m of pipe from wells to reservoir (DCC\* eligible):**  
\$600,000 (2028 - 2030+)
- **Sewer - Gravity main rehabilitation & renewal:**  
\$29,630,956 (2025 - 2030+)
- **Sewer - WWTP grinder:**  
\$1,250,000 (2030+)
- **Sewer - Downie force main replacement (DCC\*):**  
\$7,868,000 (2029 - 2030+)
- **Sewer - Moss St lift station upgrades:**  
\$1,250,000 (2030+)
- **Sewer - WWTP upgrade (DCC\*):**  
\$18,318,621 (2025)
- **Sewer - Powerhouse Rd lift station (DCC\*):**  
\$1,737,400 (2030+)

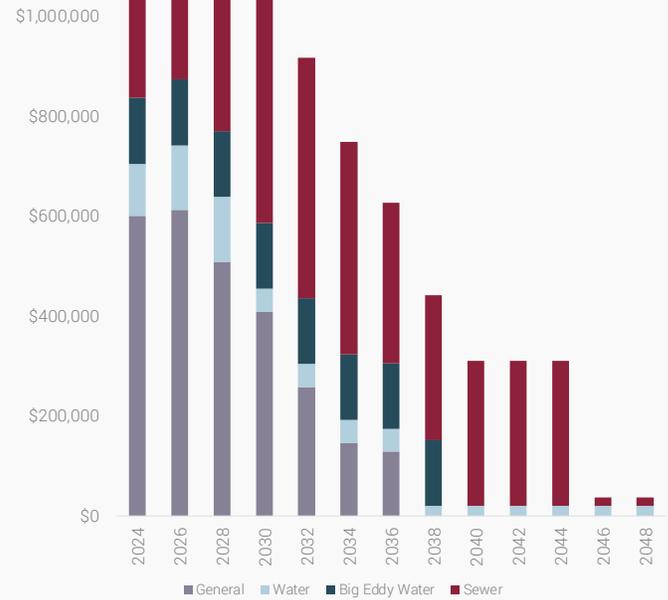
## DEBT AND RESERVES

The City's Financial plan includes new external debt (in 2026) to fund the Wastewater Treatment Plant (WWTP) upgrade. The majority of this project is being funded through grants, DCCs collected, and external debt. Debt servicing costs (principal & interest payments) are being covered by previous increases to sewer fees.

Existing Debt - End of 2024



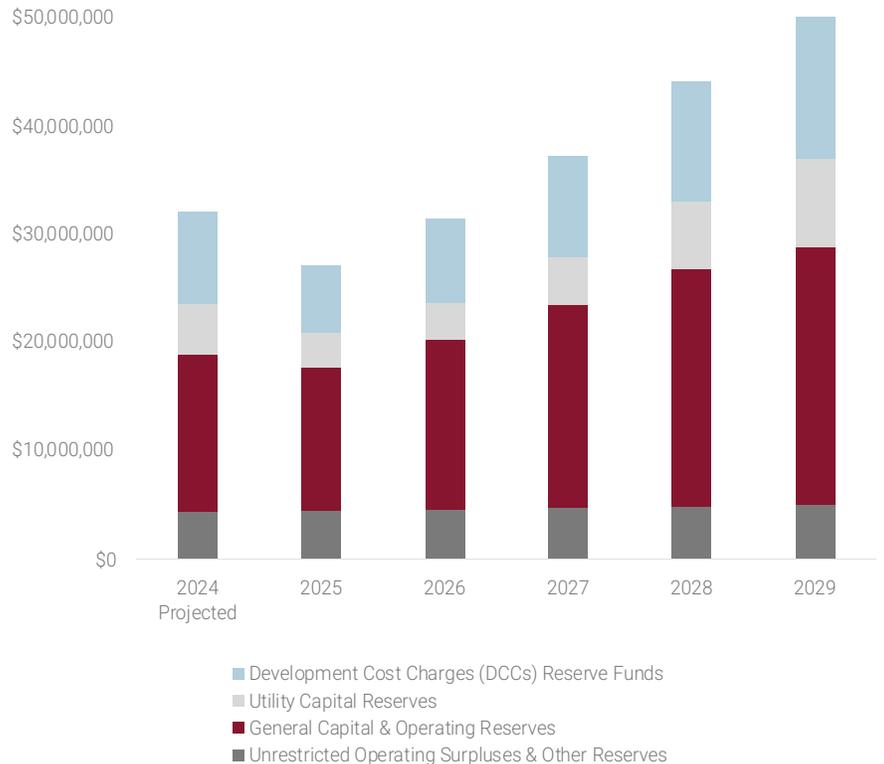
Annual Debt Servicing Costs on Existing Debt (Principal & Interest Payments)



### Projected Reserve & Surplus Balances Based on 2025 - 2029 Financial Plan

The City's ability to minimize external debt and to provide internal funding for its capital/projects is directly related to the health of the City's reserves. The steady build-up of reserve levels will increase the City's financial stability and prosperity.

The projected reserve transfers over the next 5 years, based on the property tax and utility rate increases built into the financial plans, are shown in the provided table. These balances are subject to change as the full picture of the City's master plans are incorporated into the financial projections.



## 5-YEAR OUTLOOK

The City's 5-year outlook calls for steady and stable property tax and user rate increases, which will allow the City to transfer more funds to reserves or savings, with the funds ultimately being used to pay for key projects including water and sewer infrastructure renewals.

### Property Tax & Utility Fee Increases

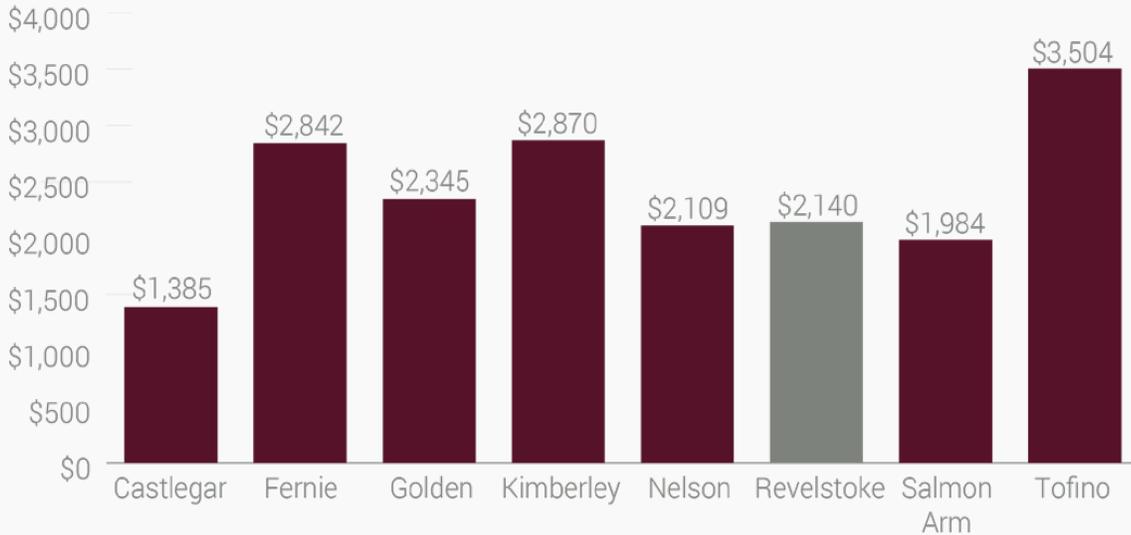
Planned increases with 2024 Comparison



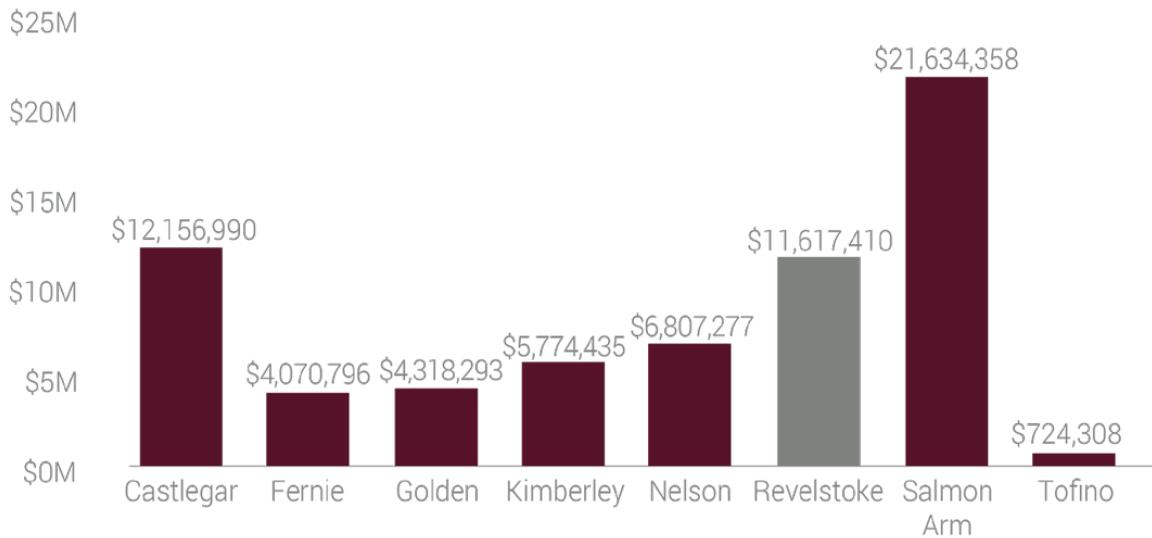
## HOW REVELSTOKE COMPARES

The following community statistics are presented for comparative purposes. When viewing the information, it is important to remember that each community is unique in terms of its assessment base, its geography, its budgetary demands, etc. In other words, no two (2) communities are exactly alike.

### 2024 Municipal Taxes Only (on representative house)



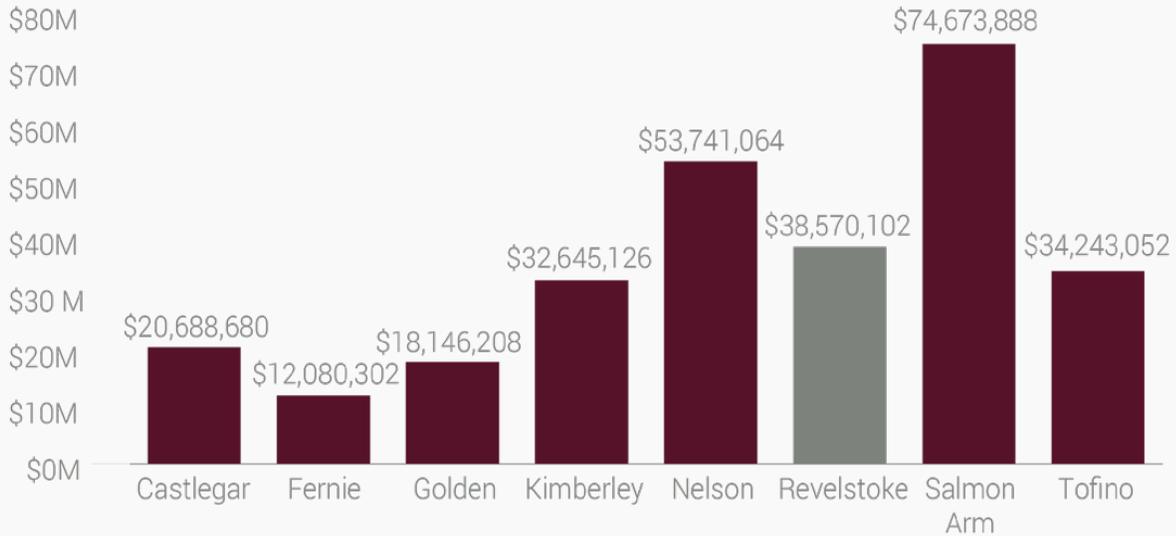
### 2022 Total Debt Outstanding



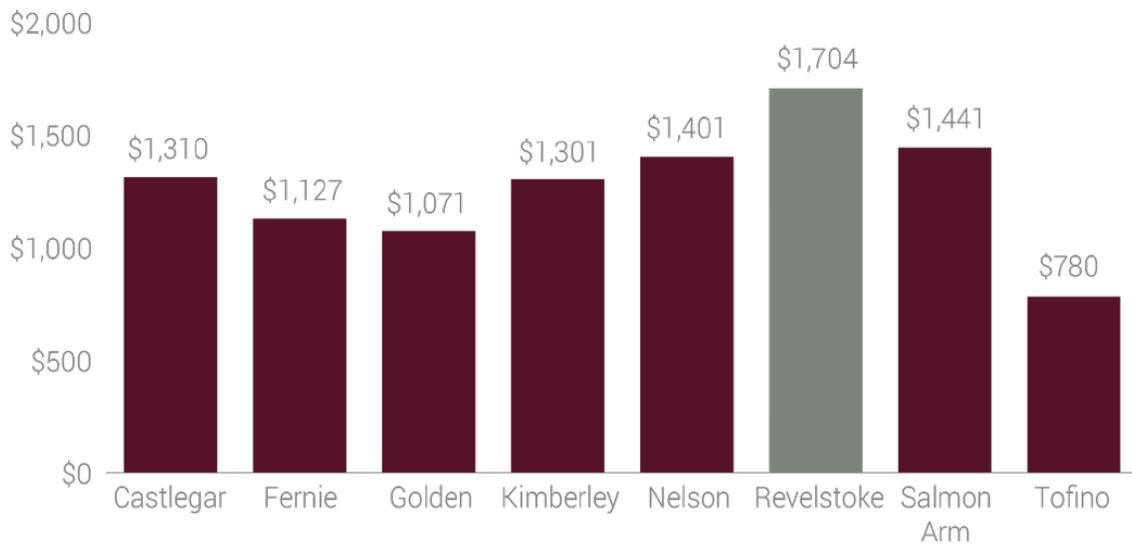
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The following community statistics are presented for comparative purposes. When viewing the information, it is important to remember that each community is unique in terms of its assessment base, its geography, its budgetary demands, etc. In other words, no two (2) communities are exactly alike.

### 2022 Cash & Investments On-Hand



### 2024 User Fees & Parcel Taxes (on representative house)



# 2025 BUDGET

## WE WANT YOUR OPINION

We want to hear your feedback on the Proposed 2025 Budget!

**Deadline for public input is  
Sunday, December 8, 2024**

Find the 2025-2039 Long Term Financial Plan at:

**Online**

[www.revelstoke.ca](http://www.revelstoke.ca)

**In Print:**

City Hall: 216 Mackenzie Ave,  
Revelstoke

## PROVIDE YOUR FEEDBACK

**Email:**

[budget@revelstoke.ca](mailto:budget@revelstoke.ca)  
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**Attn:** Director of Finance

### Thank you!

We appreciate you taking the time to review the details provided in this 2025 Budget Overview. We look forward to hearing from you!

Mayor Gary Sulz, Councillor Matt Cherry, Councillor Lee Devlin,  
Councillor Austin Luciw, Councillor Aaron Orlando,  
Councillor Tim Palmer, Councillor Tim Staphenurst

