

Attachment A

CITY OF MISSION

BYLAW 6087-2022-5990(1)

A bylaw to amend the Financial Plan
for the years 2021 to 2025

WHEREAS, pursuant to the provisions of Section 165 of the *Community Charter*, a Council shall, by bylaw, before the 15th day of May in each year, before the annual property tax bylaw is adopted, adopt a financial plan;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission 2021 to 2025 Financial Plan Amending Bylaw 6087-2022-5990(1)".
2. "District of Mission 2021 to 2025 Financial Plan Bylaw 5990-2020", is hereby amended by:
 - a. Deleting in its entirety, Schedules "B", "C", "D" and "E" and replacing them with Schedules "B", "C", "D" and "E" attached to, and forming part of this bylaw.

READ A FIRST TIME this ____ day of _____, 2022

READ A SECOND TIME this ____ day of _____, 2022

READ A THIRD TIME this ____ day of _____, 2022

ADOPTED this ____ day of _____, 2022

PAUL HORN,
MAYOR

JENNIFER RUSSELL,
CORPORATE OFFICER

**Schedule “B” of Bylaw No. 6087-2020-5990(1)
 2021 Detailed Financial Plan**

	General Operating	Internal Adjustments	Drainage Operating	Water Operating	Sewer Operating	Refuse/ Recycling	Forestry	General Capital	Drainage Capital	Water Capital	Sewer Capital	Total
Revenue												
Property taxation	-\$36,862,540	\$0	-\$2,399,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$39,262,300
Local Improvements	0	0	-121,900	0	-42,370	0	0	0	0	0	0	-164,270
Sale of services and regulatory fees	-10,175,919	0	-458,652	-6,873,079	-5,477,854	-5,586,250	-5,050,714	-390,088	0	-300,000	0	-34,312,551
Government transfers	-5,895,010	0	0	0	0	0	-375,268	-3,238,220	0	0	-12,414,501	-21,922,999
Amortization of restricted revenue	0	0	0	0	0	0	0	-4,417,810	-1,126,762	-232,549	-315,003	-6,092,124
Investment income	-637,344	0	-11,143	-301,355	-195,586	-37,693	-37,254	0	0	0	0	-1,220,375
Other revenue	-1,938,699	0	0	-16,529	0	-462,984	0	0	0	0	0	-2,418,212
Developer in-kind contribution for capital	0	0	0	0	0	0	0	-4,934,809	-1,018,087	-1,304,463	-743,348	-8,000,707
Total revenue	-\$55,509,513	\$0	-\$2,991,455	-\$7,190,963	-\$5,715,810	-\$6,086,927	-\$5,463,236	-\$12,980,927	-\$2,144,849	-\$1,837,012	-\$13,472,852	-\$113,393,538
Expenses												
Bylaw enforcement	\$717,521	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$717,521
Cemetery	277,313	-15,000	0	0	0	0	0	0	0	0	0	262,314
Development services	4,398,146	0	0	0	0	0	0	0	0	0	0	4,398,146
Engineering and public works	8,851,584	-295,986	0	0	0	0	0	1,261,496	0	0	0	9,817,094
Fire Rescue services	5,756,456	0	0	0	0	0	0	0	0	0	0	5,756,456
General government & administration	10,630,852	-4,737	0	0	0	0	0	719,887	0	0	0	11,346,003
Parks, recreation and cultural services	11,727,868	0	0	0	0	0	0	0	0	0	0	11,727,862
Police services	13,563,967	0	0	0	0	0	0	0	0	0	0	13,563,967
Transit services	3,611,915	0	0	0	0	0	0	0	0	0	0	3,611,915
Drainage Utility	0	-599,436	3,318,407	0	0	0	0	0	0	0	0	2,718,970
Sewer utility	0	-1,215,334	0	0	5,096,140	0	0	0	0	0	519,123	4,399,929
Solid waste	0	-1,052,193	0	0	0	6,167,045	0	80,919	0	0	0	5,195,771
Water utility	0	-1,353,538	0	5,649,106	0	0	0	0	0	487,151	0	4,782,719
Municipal forest	0	-170,342	0	0	0	0	4,917,899	0	0	0	0	4,747,556
Internal recoveries	-4,120,115	4,706,566	0	-66,451	0	-520,000	0	0	0	0	0	0
Total expenses	\$55,415,507	\$0	\$3,318,407	\$5,582,656	\$5,096,140	\$5,647,045	\$4,917,899	\$2,062,302	\$0	\$487,151	\$519,123	\$83,046,222
Annual (surplus) deficit	-\$94,006	\$0	\$326,952	-\$1,608,308	-\$619,670	-\$439,881	-\$545,337	-\$10,918,625	-\$2,144,849	-\$1,349,861	-\$12,953,729	-\$30,347,316
Reserves, capital and debt												
Tangible capital assets purchased	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,037,668	\$2,442,144	\$4,966,063	\$35,224,274	\$71,670,149
Tangible capital assets contributed by developers	0	0	0	0	0	0	0	4,934,809	1,018,087	1,304,463	743,348	8,000,707
New debt/temporary borrowing	0	0	0	0	0	0	0	0	0	0	-17,200,000	-17,200,000
Repayment of debt	549,447	0	0	0	0	0	0	0	0	0	0	549,447
Transfers to reserves	8,458,775	0	821,638	3,127,309	1,765,235	944,618	623,730	0	0	0	0	15,741,305
Amortization	-7,067,687	0	-1,148,590	-1,469,001	-1,145,565	-504,737	-48,392	0	0	0	0	-11,383,972
Reserves/surplus used for capital funding	0	0	0	0	0	0	0	-23,053,852	-1,315,382	-4,920,665	-5,813,893	-35,103,792
Reserves/surplus used to fund operations	-1,846,528	0	0	-50,000	0	0	-30,000	0	0	0	0	-1,926,528
Total reserves, capital and debt	\$94,007	\$0	-\$326,952	\$1,608,308	\$619,670	\$439,881	\$545,337	\$10,918,625	\$2,144,849	\$1,349,861	\$12,953,729	\$30,347,316

Schedule "C" of Bylaw No. 6087-2020-5990(1) 2021 to 2025 Summary Financial Plan

	2021	2022	2023	2024	2025	Total
Revenue						
Property taxation	-\$39,262,300	-\$40,423,876	-\$41,472,505	-\$42,412,371	-\$43,245,302	-\$206,816,354
Local Improvements/Parcel Tax	-164,270	-164,270	-121,900	-121,900	-121,900	-694,240
Sale of services and regulatory fees	-34,312,551	-32,465,729	-32,885,902	-33,312,788	-33,746,511	-166,723,481
Government transfers	-21,922,999	-2,691,693	-2,775,503	-940,754	-948,512	-29,279,461
Amortization of restricted revenue	-6,092,124	-9,482,711	-5,930,447	-7,414,899	-7,751,091	-36,671,272
Investment income	-1,220,375	-1,207,461	-1,121,266	-892,384	-1,039,302	-5,480,788
Other revenue	-2,418,212	-2,390,111	-2,451,416	-2,514,350	-2,578,964	-12,353,053
Developer in-kind contribution for capital	-8,000,707	-8,000,707	-8,080,713	-8,242,327	-8,407,175	-40,731,629
Total revenue	-\$113,393,538	-\$96,826,558	-\$94,839,652	-\$95,851,773	-\$97,838,757	-\$498,750,278
Expenses						
Bylaw enforcement	\$717,521	\$728,283	\$739,207	\$750,296	\$761,551	\$3,696,858
Cemetery	262,314	266,269	270,284	274,359	278,498	1,351,724
Development services	4,398,145	3,815,104	3,593,085	3,646,859	3,701,438	19,154,631
Engineering and public works	9,817,094	8,137,876	8,338,317	8,543,524	8,753,618	43,590,429
Fire Rescue services	5,756,456	5,777,015	5,866,526	5,957,473	6,049,879	29,407,349
General government & administration	11,346,003	9,193,905	9,186,717	9,377,107	9,510,018	48,613,750
Parks, recreation and cultural services	11,727,862	10,927,913	11,124,233	11,328,439	11,526,538	56,634,985
Police services	13,563,967	13,929,749	14,306,594	14,694,129	15,092,666	71,587,105
Transit services	3,611,915	3,666,094	3,721,085	3,776,902	3,833,555	18,609,551
Drainage utility	2,718,970	2,453,402	2,507,168	2,562,265	2,618,729	12,860,534
Sewer utility	4,399,929	3,915,511	3,980,373	4,068,375	4,131,951	20,496,139
Solid waste	5,195,771	4,962,288	5,026,729	5,092,317	5,159,082	25,436,187
Water utility	4,782,719	4,371,104	4,526,242	4,613,718	4,710,403	23,004,186
Municipal forest	4,747,556	3,087,833	3,149,286	3,218,645	3,264,608	17,467,928
Internal recoveries	0	0	0	0	0	0
Total expenses	\$83,046,222	\$75,232,346	\$76,335,846	\$77,904,408	\$79,392,534	\$391,911,356
Annual (surplus) deficit	-\$30,347,316	-\$21,594,212	-\$18,503,806	-\$17,947,365	-\$18,446,223	-\$106,838,922
Reserves, capital and debt						
Tangible capital assets purchased	\$71,670,149	\$20,825,462	\$15,400,441	\$22,073,199	\$22,076,902	\$152,046,153
Tangible capital assets contributed by developers	8,000,707	8,000,707	8,080,713	8,242,327	8,407,175	40,731,629
New debt/temporary borrowing	-17,200,000	0	0	0	0	-17,200,000
Repayment of debt - principal (see information below)	549,447	557,633	578,531	600,209	622,695	2,908,515
Transfers to reserves	15,741,305	14,594,074	14,845,719	12,997,383	13,288,417	71,466,898
Amortization	-11,383,972	-10,601,460	-10,919,504	-11,247,090	-11,584,503	-55,736,529
Reserves/surplus used for capital funding	-35,103,792	-11,042,751	-9,169,994	-14,358,300	-14,025,811	-83,700,648
Reserves/surplus used to fund operations	-1,926,528	-739,453	-312,100	-360,363	-338,652	-3,677,096
	\$30,347,316	\$21,594,212	\$18,503,806	\$17,947,365	\$18,446,223	\$106,838,922
Information details:						
Principal	\$549,447	\$557,633	\$578,531	\$600,209	\$622,695	\$2,908,515
Interest associated with debt	131,771	137,550	137,550	137,550	131,641	676,062
Total payments	\$681,218	\$695,183	\$716,081	\$737,759	\$754,336	\$3,584,577

**Schedule “D” of Bylaw No. 6087-2020-5990(1)
2021 to 2025 Summary Capital Plan**

PLANNED CAPITAL EXPENDITURES	2021	2022	2023	2024	2025	Totals
General Capital Plan						
Cemetery	\$126,780	\$0	\$0	\$0	\$0	\$126,780
Corporate Administration	259,182	18,526	18,711	18,898	19,087	334,404
Engineering & Public Works	8,565,080	3,035,957	2,784,611	1,793,560	1,476,710	17,655,918
Finance & Purchasing	4,456	4,501	4,546	4,591	4,637	22,731
Fire/Rescue Services	103,572	80,225	81,036	81,848	82,659	429,340
General Government - Major Projects	10,303,011	17,500	-	-	22,500	10,343,011
Information Services	571,858	234,500	141,500	283,500	279,500	1,510,858
Inspection Services	16,295	3,376	3,409	3,443	11,478	38,001
Library	103,467	1,125	1,136	1,148	1,159	108,035
Parks, Recreation & Culture	4,787,764	763,946	527,605	763,501	251,835	7,094,651
Planning	3,342	3,376	3,409	3,443	3,478	17,048
Police	7,799	7,876	7,955	8,035	8,115	39,780
Subtotal General Capital Plan	24,852,606	4,170,908	3,573,918	2,961,967	2,161,158	37,720,557
General Development Cost Charge (DCC) Capital Plan						
Cedar Valley Roads	236,938	1,900,000	360,000	600,000	80,000	3,176,938
Roads - All Areas	3,194,236	-	1,800,000	1,800,000	3,774,000	10,568,236
Silver Creek Parkway Parkland	1,082,000	55,086	-	-	-	1,137,086
Subtotal General DCC Capital Plan	4,513,174	1,955,086	2,160,000	2,400,000	3,854,000	14,882,260
Solid Waste Capital Plan						
Landfill	173,023	72,000	73,440	91,785	76,407	486,655
Abbotsford/Mission Recycling Depot	131,722	148,603	34,063	51,393	922,495	1,288,276
Subtotal Solid Waste Capital Plan	304,745	220,603	107,503	143,178	998,902	1,774,931
Equipment Replacement Capital Plan						
	1,113,865	1,566,435	419,045	857,178	357,889	4,314,412
Forestry Capital Plan						
	315,580	-	-	-	-	315,580
Drainage Utility Capital Plan						
Drainage Capital	1,304,001	410,000	250,000	760,000	1,035,000	3,759,001
Cedar Valley Drainage DCCs	1,138,143	-	293,000	-	-	1,431,143
Subtotal Drainage Utility Capital Plan	2,442,144	410,000	543,000	760,000	1,035,000	5,190,144
Water Utility Capital Plan						
Cedar Valley Water DCC	-	85,000	-	896,000	-	981,000
Water Capital - Local	3,574,399	1,461,891	1,442,280	1,374,391	1,489,417	9,342,378
Water Capital - Regional	1,636,584	2,065,634	1,162,138	4,939,318	3,646,114	13,449,788
Regional Water Supply DCC	242,231	7,215,300	3,567,097	4,112,000	3,906,400	19,043,028
Subtotal Water Utility Capital Plan	5,453,214	10,827,825	6,171,515	11,321,709	9,041,931	42,816,194
Sewer Utility Capital Plan						
Sewer Capital - Local	3,041,468	351,230	333,730	374,671	541,323	4,642,422
Sewer Capital - Regional	3,702,314	963,044	2,075,756	3,099,530	3,956,005	13,796,649
Sewer Capital - Local DCC	162,200	281,500	-	-	-	443,700
Regional Sewage Treatment DCC	28,837,415	78,831	15,974	154,966	130,694	29,217,880
Subtotal Sewer Utility Capital Plan	35,743,397	1,674,605	2,425,460	3,629,167	4,628,022	48,100,651
TOTAL PLANNED CAPITAL EXPENDITURES	\$74,738,725	\$20,825,462	\$15,400,441	\$22,073,199	\$22,076,902	\$155,114,729

**Continued - Schedule "D" of Bylaw No. 6087-2020-5990(1)
2021 to 2025 Summary Capital Plan**

PLANNED CAPITAL FUNDING	2021	2022	2023	2024	2025	Totals
General Capital Plan						
Reserve Funds	\$18,059,756	\$4,170,908	\$3,573,918	\$2,961,967	\$2,161,158	\$30,927,707
Surplus	3,268,282	-	-	-	-	3,268,282
Grants	3,235,220	-	-	-	-	3,235,220
Third Party Recoveries	289,348	-	-	-	-	289,348
Subtotal General Capital Plan	<u>24,852,606</u>	<u>4,170,908</u>	<u>3,573,918</u>	<u>2,961,967</u>	<u>2,161,158</u>	<u>37,720,557</u>
General Development Cost Charge (DCC) Capital Plan						
DCCs	4,417,810	1,935,535	2,138,400	2,376,000	3,815,460	14,683,205
Reserve Funds	41,624	19,551	21,600	24,000	38,540	145,315
Grants	3,000	-	-	-	-	3,000
Third Party Recoveries	50,740	-	-	-	-	50,740
Subtotal General DCC Capital Plan	<u>4,513,174</u>	<u>1,955,086</u>	<u>2,160,000</u>	<u>2,400,000</u>	<u>3,854,000</u>	<u>14,882,260</u>
Solid Waste Capital Plan						
Refuse Reserve Fund	304,745	220,603	107,503	143,178	998,902	1,774,931
Subtotal Solid Waste Capital Plan	<u>304,745</u>	<u>220,603</u>	<u>107,503</u>	<u>143,178</u>	<u>998,902</u>	<u>1,774,931</u>
Equipment Replacement Capital Plan						
Vehicle and Equipment Reserve Fund	1,113,865	1,566,435	419,045	857,178	357,889	4,314,412
Subtotal Equipment Replacement Capital Plan	<u>1,113,865</u>	<u>1,566,435</u>	<u>419,045</u>	<u>857,178</u>	<u>357,889</u>	<u>4,314,412</u>
Forestry Capital Plan						
Forestry Reserve Fund	265,580	-	-	-	-	265,580
Third Party Recoveries	50,000	-	-	-	-	50,000
Subtotal Forestry Capital Plan	<u>315,580</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>315,580</u>
Drainage Utility Capital Plan						
Reserve Funds	1,108,348	410,000	252,930	760,000	1,035,000	3,566,278
Cedar Valley Drainage DCCs	1,126,762	-	290,070	-	-	1,416,832
Accumulated Surplus	207,034	-	-	-	-	207,034
Subtotal Drainage Utility Capital Plan	<u>2,442,144</u>	<u>410,000</u>	<u>543,000</u>	<u>760,000</u>	<u>1,035,000</u>	<u>5,190,144</u>
Water Utility Capital Plan						
Water Capital Reserve Fund	4,885,665	3,300,528	2,377,886	6,063,789	4,874,595	21,502,463
DCCs	232,549	7,227,297	3,493,629	4,957,920	3,867,336	19,778,731
Sewer Capital Reserve Fund	35,000	-	-	-	-	35,000
Third Party Recoveries	300,000	300,000	300,000	300,000	300,000	1,500,000
Subtotal Water Utility Capital Plan	<u>5,453,214</u>	<u>10,827,825</u>	<u>6,171,515</u>	<u>11,321,709</u>	<u>9,041,931</u>	<u>42,816,194</u>
Sewer Utility Capital Plan						
Sewer Capital Reserve Fund	5,813,893	1,354,726	2,417,112	3,548,188	4,559,727	17,693,646
Sewer Capital DCCs - Local	160,578	278,685	-	-	-	439,263
Sewer Capital DCCs - Regional	154,425	41,194	8,348	80,979	68,295	353,241
Grants	12,414,501	-	-	-	-	12,414,501
Long-Term Debt	17,200,000	-	-	-	-	17,200,000
Subtotal Sewer Utility Capital Plan	<u>35,743,397</u>	<u>1,674,605</u>	<u>2,425,460</u>	<u>3,629,167</u>	<u>4,628,022</u>	<u>48,100,651</u>
TOTAL PLANNED CAPITAL FUNDING	<u>\$74,738,725</u>	<u>\$20,825,462</u>	<u>\$15,400,441</u>	<u>\$22,073,199</u>	<u>\$22,076,902</u>	<u>\$155,114,729</u>

Schedule "E" of Bylaw No. 6087-2020-5990(1)
2021 Change in Net Financial Assets

	Budget 2021
Surplus for the year	\$30,347,316
Acquisition of tangible capital assets	(79,670,856)
Amortization of tangible capital assets	11,383,972
(Gain) / Loss on sale of tangible capital assets	-
Proceeds on sale of tangible capital assets	<u>80,000</u>
	<u>(37,859,568)</u>
 Change in net financial assets/net debt	 <u><u>(\$37,859,568)</u></u>