

# Mayor's Message

## Budget & Property Taxes

2019



The 2019 budget for the Town of Baie-D'Urfé was adopted at a special council meeting held December 11, 2018.

Baie-D'Urfé's operating budget will total \$20 053 040 in 2019 with the inclusion of the Town's contribution to the Agglomeration in the amount of \$12 461 395. The combined budget is up 4.3% from 2018. The increase is primarily due to the tax bill increase that Baie-D'Urfé received from the City of Montreal for agglomeration expenses. This is the second year in a row that the Town has received a tax bill increase from Montreal that is well above the rate of inflation (5.7% in 2018 and 5.1% in 2019). The high increases in both years were quite unexpected since the ministerial decree of May 31, 2017 provided a formula for the 2017-2019 taxation years which should have produced annual reductions of about \$575 000 for Baie-D'Urfé for each of 2018 and 2019.

The Town's contribution to the City of Montreal for agglomeration expenses represents 62% of Baie-D'Urfé's total 2019 operating budget. The Town's local budget for 2019 is \$7.6 million, a 3.0% increase compared to 2018. This increase is primarily attributable to increased expenses of about \$145 000 for the hiring of personnel to the *Urban Planning and Inspection Department*. On the revenue side, a decrease in revenues of about \$223 000 is expected from four revenue sources: water taxes, local improvement taxes, transfer taxes and government transfers.

Of the \$20.1 million, 86.2% is raised through general property taxation and 13.8% from other sources. After allowing for other revenues (chiefly water taxes, transfer taxes and local improvement taxes) and the receipt of payments in lieu of taxes, a sum of \$17 281 670 remains to be raised through general property taxation.

More than 72% of the taxes collected in Baie-D'Urfé in 2019 will be sent to the City of Montreal to pay for the Town's share of agglomeration expenditures.

The valuations used for the purpose of this year's taxation are taken from the valuation roll in effect from 2017 to 2019. The majority of the valuations in all sectors are the same as those used last year. Those that are different are a result of a valuation change due to renovation, reconstruction or contestation.

### 2019 Property rates per \$100 of taxable value:

PROPERTY CATEGORY	RATE
Residential	0.6124
Six or more units	0.6124
Non-residential	3.0599
Vacant lots	1.2248

The effect on the 2019 tax bill for the vast majority of residential properties is an increase of 3.52% compared to the 2018 tax bill. An average single

family home in 2019 valued at \$673 686, which had the same value in 2018, will see an increase of about \$140. This is exclusive of the water tax which remains unchanged at \$89 for the first 50 000 gallons.

Almost all of the Town's non-residential citizens will note a 1.98% tax increase. The Council is proud of the vitality of its industrial park and wishes to maintain its attractiveness on the metropolitan scale.

### 2019 CAPITAL EXPENDITURE PROGRAM

The Town has committed about \$18.3 million to its Three-year Capital Projects program - about \$5.5 million is expected to be spent in 2019.

#### Our capital projects for the year 2019 include:

(see attached for the detailed Capital Expenditure program 2019)

• Paving, drainage, aqueduct and lighting projects	(\$1 766 200)
• Phase 1 of the Berm, from Lakeview to Gray	(\$2 000 000)
• Improvements to different parks, pathways, recreational facilities	(\$838 000)
• Vehicle acquisitions	(\$305 000)
• Green infrastructure projects	(\$130 000)
• Town building renovations and maintenance	(\$200 000) (\$270 100)

Most of the planned expenditures for 2019 will come from the Town's accumulated surplus (both non-affected and affected), reserve funds, working fund and grants including a grant from the *Gas Tax Subsidy Program*. About \$3.9 million will come from the Town's surplus and reserve funds; \$405 000 will come from taxation.

At the end of 2019, assuming all projects are completed and within the proposed estimates, we expect to have a combined "surplus & reserve fund" remaining balance of about \$3.6 million.

Respectfully submitted,

  
Maria Tutino, Mayor

Your tax bill can be paid electronically. Please see the insert and the reverse of your tax bill for details on payment options. **Please note that if you are paying by instalments, no reminder will be sent for the second instalment due May 27.** Your tax bill also includes the base water charge and any excess water consumption for 2018 (where applicable). To consult the full version of the budget, please refer to the *Financial Profile* of the Town website. If you have any questions, please feel free to contact **Julie MacDowell**, Treasurer at 514 457-3378.