



MUNICIPALITY OF ARGYLE

BUDGET HIGHLIGHTS



AS PRESENTED TO COUNCIL | MAY 15, 2025



SUMMARY

Enclosed are the highlights of the 2025-2026 operating and capital budgets, highlighting the major priorities and projects over the coming year.

Municipalities across the region are experiencing large increases in costs, especially in police protection and waste collection. For this reason, the Council is asked to consider a small resource and residential rate increase. Our goal is to continue to support low income residents. This is why Council extended its low-income exemption to ensure those residents are protected from any cost increases. Sewer rates are either the same or lower than prior years.

In 2027, Argyle will collect increased commercial revenues thanks to a large wind turbine investment in Wedgeport/Little River. This much needed income will help control our residential and commercial rates in the future.

OPERATING BUDGET AT A GLANCE

| REVENUES | Budget Last Yr. | Actual Last Yr. | Budget Current Yr. | % |
|--|----------------------------|----------------------------|-------------------------------|----------------------|
| Residential and Resource taxation | 6,879,000 | 6,879,200 | 7,323,000 | |
| Commercial taxation | 1,782,000 | 1,785,800 | 1,757,000 | |
| Fire, water and sewer rates | 965,000 | 966,500 | 990,000 | |
| Grants in Lieu of taxes | 284,000 | 288,900 | 282,000 | |
| Deed transfer taxes | 190,000 | 285,600 | 245,000 | |
| Sales and services provided | 221,000 | 340,000 | 409,000 | |
| Revenue from own sources | 362,000 | 451,000 | 383,000 | |
| Transfers from other governments | 307,000 | 307,000 | 277,500 | |
| Totals before internal transfers | 10,990,000 | 10,304,000 | 11,665,000 | |
| Transfers from Reserves | 330,000 | 307,000 | 602,000 | |
| Total Revenues – Operating Fund | 11,320,000 | 11,610,000 | 12,268,500 | 8.5% Increase |

| EXPENDITURES | Budget Last Yr | Actual Last Yr. | Budget Current Yr. | % |
|--|---------------------------|----------------------------|-------------------------------|----------------------|
| Legislative Services | 343,000 | 338,000 | 322,000 | |
| General Government Services | 2,074,000 | 2,012,500 | 2,206,000 | |
| Protective Services | 3,420,000 | 3,359,000 | 3,707,000 | |
| Transportation Services | 293,000 | 246,500 | 340,500 | |
| Environmental Health Services | 1,253,000 | 1,155,000 | 1,518,000 | |
| Public Health Services | 36,000 | 36,000 | 34,500 | |
| Environmental Development Services | 292,000 | 256,000 | 245,000 | |
| Recreation and Cultural Services | 883,000 | 1,030,000 | 1,048,500 | |
| Education Services | 1,988,000 | 1,988,000 | 2,129,000 | |
| Totals before internal transfers | 10,582,000 | 10,421,000 | 11,550,500 | |
| Transfers to Capital Reserves | 738,000 | 738,000 | 718,000 | |
| Total Expenditures – Operating Fund | 11,320,000 | 11,159,000 | 12,268,500 | 8.5% Increase |

Council has increased Residential and Resource tax rates by 2 cents this year.

Property assessments have increased 3.4% before any rate increases.

RESIDENTIAL, RESOURCE & COMMERCIAL TAXATION

Our major source of revenues is taxation revenues. Taxation represents 84% of all revenues. All these taxes are based on your property assessment, and the rate is approved by Council.

Assessment values increased 3.4%, (down from 8.1% last year). Other than assessment increases, revenues may also increase with new commercial or residential growth, or property improvements.

FIRE, WATER & SEWER

Various rates are charged for there services in each District. 8 districts are charged a fire area rate which are to purchase or build fire related vehicles or buildings. Residents are charged between 0 to 12.5 cents per \$100 of assessment.

Sewer rates are limited to residents using the systems in Wedgeport, Tusket or West Pubnico.

DEED TRANSFER TAXES

Argyle charges a 1% fee on the purchase of property in the municipality, which generates between \$250,000 and \$300,000 per year in revenues.

OTHER REVENUES

Includes transfers from other governments and businesses that are taxed by agreement, such as NS Power or Bell Aliant. These revenues are usually similar from year to year.

SALES OF SERVICES & REVENUE FROM OUR OWN SOURCES

Expenditures are expected to grow by 10.1% compared to 2024-2025 actuals.

Argyle sells wind and solar power to NS Power through the COMFIT program. The wind turbines are co-owned with the Town and Municipality of Yarmouth and are located in Wellington. The solar arrays are installed on the roofs of our Treatment plant in West Pubnico, the fire hall of the West Pubnico Fire Department, as well as in East Pubnico.

Policing, Waste collection and Education expenditures alone will increase by \$550,000 in 2025-26.

Argyle has investment income it collects each year, as well as interest on overdue taxes. We also generate fees from specific services, including fees from day camp, building permits and subdivision, dog tags, and other licenses and permits.

Finally, we sell services to the region, such as regional emergency services and planning. We expect these revenues to increase this year.

TRANSFERS FROM RESERVES

Council will apply \$330,000 of prior year surplus to cover increased costs.

The Council has decided to use prior year surpluses to assist taxpayers with the increased pressure on costs. They have decided to apply \$330,000 towards the deficit, which amounted to \$450,000 this year. The rest of the money is proposed to come from an increase in the residential and resource tax rates. We are expecting more revenues for waste collection in the next year to offset future expenditures.



EXPENDITURES

OVERALL

Overall, we are experiencing increases in many areas of the delivery of services to our residents.

Expenditures have grown 10.1%% (6.1% last year) over prior year actual expenditures with considerable increases in Policing Services (153,000), School Board allocations (\$141,000) and Garbage Collection (\$272,000). These services are all provided by a third party.

MANDATORY EXPENDITURES

Of the expenditures listed above, Policing Services, Property Assessment Services, Education and roads are all controlled by other organizations. We are legally required to pay these fees, and the expenditure represents 52% of our total budget.

GENERAL GOVERNMENT SERVICES

All administrative costs are included in this section, including CAO, Finance, IT services, legal, office costs, employee benefits, financial audit, insurance, and other common costs. This grouping also includes costs associated with Assessment Services, and Grants to Organizations. We are investing in additional finance resources this year as well as a larger investment in our low-income tax rebates

PROTECTIVE

Protective services include policing and fire services, as well as fire and building inspection. The municipality is investing in future services by training another building official this year. Further investments in fire service are also included in this department, as well as Regional Emergency Services. There are significant increases in policing costs, due to increased costs per officer and the commitment to increasing officers for our region.

Mandatory transfers to the province are a driving factor in the increased cost of service delivery.

Mandatory expenditures and services account for 52% of your total expenditure budget.

General Government Services costs include increases in finance staff support for our residents.

EXPENDITURES CONT.

TRANSPORTATION SERVICES

Includes our share of road costs, as well as the operational grant supporting the Yarmouth International Airport in which we are a 31% owner.

64% of Environmental Health Services costs are attributable to garbage collection and disposal.

ENVIRONMENTAL HEALTH SERVICES

These costs include all waste collection and disposal, including garbage, sewer and recyclables. The environmental health costs have risen 21% in this year alone, due to increased garbage collection costs. We expect a reduction in costs in 2026-2027 with the introduction of EPR (Extended Producer Responsibility) legislation.

ENVIRONMENTAL DEVELOPMENT SERVICES

Includes investments in economic development, planning, housing and tourism. Housing projects will be led by existing staff to save money in this expenditure.

Recreation costs include Mariners Center operations, Argyle pays the expansion project manager, and is 100 % reimbursed!

RECREATION & CULTURAL SERVICES

Recreation and cultural services include all operational costs associated with our Recreation and Tusket Courthouse/Museum, the Mariners Center operations, and local library services.

Education costs is a Provincial mandatory service and is 17% of our total operating budget.

EDUCATION

Education is a mandatory transfer of funds from the Municipal Government to Provincial Government and is calculated by the province. The calculation is based on our Uniform Assessment, multiplied by a pre-determined rate charged by the province. The increase of this grouping shall be \$141,000 when compared to prior year's estimates.

CAPITAL BUDGET AT A GLANCE

Revenues and funding

| | |
|---|--------------------|
| Federal Government | \$ 293,000 |
| Federal Government – Community Building Fund | 930,000 |
| Provincial Government | 1,722,000 |
| Municipal Government | 2,686,000 |
| Other funding | 239,000 |
| Total | \$5,870,000 |

Projects

| | |
|---------------------------------|--------------------|
| Mariner's Center expansion | \$1,500,000 |
| Tusket Business Park wastewater | 650,000 |
| East Pubnico water tank | 1,170,000 |
| Tusket wastewater treatment | 761,000 |
| JE Hatfield Road extension | 700,000 |
| Debt repayment – admin building | 293,000 |
| West Pubnico overflow project | 236,000 |
| Solar panels – admin building | 180,000 |
| Investment in fire equipment | 150,000 |
| Other projects | 230,000 |
| Total | \$5,870,000 |

FUNDS REMAINING

The Municipality expects to have \$3,000,000 in operating reserves, and \$3,400,000 in capital reserves after these investments.

EXECUTIVE SUMMARY

CAPITAL INVESTMENTS FOR 2025 - 2026

First, we acknowledge the contribution of our federal and provincial support, without them we would not be able to announce the largest capital investment in Argyle's history, Provincial commitment is 1.7 million dollars, and federal approaches 1.2 million.

The total budgeted capital cost this year will reach \$5.9 million dollars

MAJOR INVESTMENTS

EAST PUBNICO WATER TANK REFURBISHMENT

This project will be completed in May 2025 and within budget. The result will be a retrofitted water tank with a 30-year life.

RUE JE HATFIELD COURT ROAD AND SEWER EXPANSION

This project is underway and extends the public road in Tusket to promote housing and possible commercial development in Tusket.

WEST PUBNICO SEWER OVERFLOW

This project is underway and will be completed this year. Provincial and federal funding support this improvement.



MAJOR INVESTMENTS CONT.

TUSKET SEWER TREATMENT PLANT EXPANSION

Tusket expansion is an approved funded project. The expansion will allow for expanded sewer connections, as well as enable repairs on the original site.

DEBT REPAYMENT - MUNICIPAL ADMINISTRATION BUILDING

Argyle has entered year 4 of 10 for repayment of the administrative building debt.

MARINER'S CENTRE - CAPITAL REQUEST

We expect a \$1,500,000 request in funding this year. The project is a \$42 million dollar expansion of an aquatics and fitness facility for the region.

FIRE RELATED SUPPORT

Argyle is committed to supporting future investments in fire equipment and vehicle replacement. We are in the early stages of this investment, and will set aside funding for future needs.

