



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NUMBER 11-2022

Being a by-law to adopt the budget and tax rates for the Municipality of Morris-Turnberry for the year 2022.

WHEREAS Section 290 of the *Municipal Act, 2001, S.O. 2001, c. 25*, as amended, provides that local municipality shall, in the year or the immediately preceding year, prepare and adopt a budget including estimates of all sums required during the year for the purposes of the municipality; and

WHEREAS the County of Huron, under the provisions of Section 308, 311 and 312 of the *Municipal Act, S.O., 2001, c.25* as amended, has established tax ratios and a county tax levy for 2022; and

WHEREAS the Minister of Finance, under the provisions of Ontario Regulation 2/14, under the *Education Act*, has prescribed the education tax rates; and

WHEREAS Section 326 of the *Municipal Act, S.O., 2001, c.25* as amended, authorizes that a municipality may designate the area of a municipality in which residents and property owners receive or will receive an additional benefit from the special service that is not received or will not be received in other areas of the municipality; and

WHEREAS Section 398 of the *Municipal Act, S.O. 2001, c.25* as amended, provides that fees and charges imposed by the municipality, upper-tier municipality or local board may be added to the tax roll and collected in the same manner as municipal taxes;

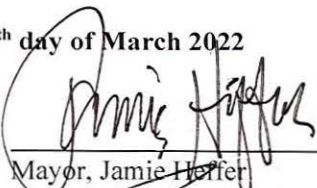
WHEREAS it is necessary to levy on the whole rateable property according to the last revised assessment roll of the Municipality of Morris-Turnberry for General, County and Education purposes of the said Municipality of Morris-Turnberry for the current year as set out in the 2022 Budget attached hereto as Schedule 'A';

NOW THEREFORE, The Council of the Corporation of Morris-Turnberry hereby enacts as follows:

1. That the revenue and expenditure estimates attached hereto as Schedule 'A' and forming part of this by-law be adopted as the Budget for the year 2022; and
2. That the tax rates as per Schedule 'B' attached hereto and forming part of this by-law shall be levied and charged in 2022; and
3. That this by-law shall come into force and take effect immediately upon passage.

Read a FIRST and SECOND time this 15th day of March 2022

Read a THIRD time and FINALLY PASSED this 15th day of March 2022


Mayor, Jamie Hoffer


Clerk, Trevor Hallam

Schedule 'A'

Municipality of Morris-Turnberry							
Budget							
	2019	2020	2021	2021	2021	2022	2022
	Actual	Actual	Budget	Actual	Variance	Budget	Variance
REVENUE:							
Taxation:							
Municipal Portion	3,460,276.22	3,975,995.64	4,103,093	4,103,094.57	1.18	4,461,205	358,112
County	2,158,480.07	2,312,972.32	2,403,161	2,403,161.07	-	2,487,117	83,956
Education	1,069,426.01	1,078,616.42	1,094,011	1,094,010.94	-	1,127,509	33,498
Total Taxation	\$6,688,182.30	7,367,584.38	7,600,265	7,600,266.58	1.18	8,075,831	475,566
Taxation Adjustments:							
Supplementary Tax Billings	42,301.76	23,410.88	56,000	51,321.98	(4,678.02)	56,000	-
Tax Rebates & W/O	(57,913.10)	(102,391.94)	(80,000)	(98,921.11)	(18,921.11)	(80,000)	-
Payments In lieu of tax	48,336.12	40,399.34	39,000	39,863.48	863.48	40,000	1,000
Street Lights	39,734.93	32,467.75	36,600	36,177.67	(422.33)	36,050	(550)
Grants:							
Ontario Municipal Partnership Fund (OMPF)	581,900.00	508,600.00	442,500	442,500.00	-	385,000	(57,500)
Court Security	2,477.00	2,060.00	2,007	1,732.00	(275.00)	1,732	(275)
Drain Superintendent Grant	10,254.93	11,340.32	25,150	6,048.17	(19,101.83)	14,800	(10,350)
Gravel Royalties	19,771.91	40,824.23	15,000	29,645.16	14,645.16	20,000	5,000
LIDAR- joint with North Huron	-	9,629.80	-	-	-	-	-
RED Grant - Edge of Brussels	-	3,225.48	-	-	-	-	-
Federal Gas Tax	108,080.09	106,055.47	106,055	106,055.47	-	106,055	(0)
Federal Gas Tax - Top Up	108,707.31	-	-	111,409.13	111,409.13	-	-
OCIF - Ontario Community Infrastructure Fund	117,716.00	120,830.00	120,830	120,830.00	-	232,257	111,427
Waste Grants	37,064.84	39,906.00	37,000	40,891.80	3,891.80	37,000	-
ICIP - Investing in Canada Infra. Program (M230)	-	54,239.96	2,631,423	1,429,394.19	(1,202,028.81)	1,265,209	(1,366,214)
Modernization Fund Intake 2 (Radio System)	-	-	-	31,500.00	31,500.00	58,500	58,500
COVID Safe Restart Funding	-	79,800.00	19,000	45,291.00	26,291.00	-	(19,000)
Modernization Fund	360,473.00	-	-	-	-	-	-
Cannabis Funding	15,000.00	-	-	5,000.00	5,000.00	-	-
HST Recovered & Collected on Sales	346,359.99	335,026.09	405,000	461,729.79	56,729.79	405,000	-

Municipality of Morris-Turnberry Budget							
	2019 Actual	2020 Actual	2021 Budget	2021 Actual	2021 Variance	2022 Budget	2022 Variance
Interest:							-
Interest - Tax	64,538.88	74,650.85	65,000	55,997.23	(9,002.77)	55,000	(10,000)
Interest - Investment	11,125.52	4,649.11	6,000	8,901.51	2,901.51	6,000	-
Interest - Municipal Drain	17,420.29	40,179.95	10,000	9,731.89	(268.11)	10,000	-
Interest - Tile Drain Loans	-	-	-	-	-	-	-
Interest - Lattimer Estate	2,282.16	1,633.16	1,600	1,628.70	28.70	1,600	-
Interest - School Fairs	315.44	323.12	325	329.17	4.17	330	5
Interest - R Nicholson & 125th & 140th	188.44	298.40	292	306.70	14.70	310	18
Interest - A/R Belgrave Water	27,302.11	26,122.49	25,500	24,428.98	(1,071.02)	24,500	(1,000)
Interest - Brussels Sewer	1,503.40	1,401.16	1,300	1,296.19	(3.81)	1,190	(110)
Municipal Drains:							
Drain Maintenance Recoveries	88,814.32	144,031.70	200,000	62,382.00	(137,618.00)	315,000	115,000
Capital Projects Recoveries	577,265.98	884,077.59	763,200	340,990.47	(422,209.53)	484,800	(278,400)
Building Department:							
MT Permit Revenue	102,328.62	144,407.84	105,000	154,279.81	49,279.81	140,000	35,000
MT Severance Septic Inspections	-	268.00	1,000	1,608.00	608.00	1,000	-
MT Septic Reinspection Program	-	-	-	-	-	5,080	5,080
MT Zoning Certificates	4,110.00	2,595.00	4,000	4,960.00	960.00	4,000	-
MT Property Standards	-	1,707.62	1,500	1,941.02	441.02	800	(700)
MT Drainage Dept	36,102.47	43,483.48	43,629	30,072.67	(13,556.33)	21,000	(22,629)
NH Contract	119,745.00	120,780.89	129,503	105,009.51	(24,493.49)	-	(129,503)
Equipment Trade In	-	-	-	671.25	671.25	1,500	1,500
Property Standards:	221.89	1,135.92	2,050	10.65	(2,039.35)	1,200	(850)
Water:							
Water User Fees	143,045.84	164,883.51	171,135	172,462.53	1,327.53	179,835	8,700
New User Connection Fees	400.00	700.00	500	500.00	-	500	-
New User Capital Payments	7,974.56	-	-	7,974.56	7,974.56	-	-
Waste Disposal:							
Morris Landfill	150,646.10	171,085.11	135,299	218,097.94	82,799.24	154,852	19,553
Curbside Pickup Program	118,615.00	124,308.30	125,000	128,841.00	3,841.00	161,000	36,000
Roads:							
Roads	71,207.43	67,270.35	70,000	65,066.80	(4,933.20)	85,000	15,000
Road Machinery Credit	288,682.50	275,512.50	300,000	311,767.50	11,767.50	300,000	-
Sale of equipment	29,774.00	11,707.32	-	-	-	-	-

Municipality of Morris-Turnberry Budget							
	2019 Actual	2020 Actual	2021 Budget	2021 Actual	2021 Variance	2022 Budget	2022 Variance
Animal Control:	16,097.80	16,956.20	16,500	18,549.98	2,049.98	15,500	(1,000)
Cross Border Utilities:	110,643.22	113,547.28	120,000	119,937.20	(62.80)	120,000	-
Belgrave Development							
Sale of Property	-	-	500,000	-	(500,000.00)	500,000	-
Property Land Rental	2,600.00	1,300.00	1,300	1,300.00	-	1,300	-
PY Property Tax Rebate	-	-	-	4,379.26	4,379.26	-	-
Refinancing Bank Loan	-	850,000.00	-	-	-	-	-
CIBC - Loan 61 Corbet Drive Belgrave	850,000.00	-	-	-	-	-	-
Reserve:							
General Reserve - Modernization Fund	-	115,020.23	26,064	26,064.21	-	-	(26,064)
Main Street Fund	40,738.27	26,575.54	-	-	-	-	-
Cannabis Reserve	-	1,421.00	-	-	-	-	-
Bluevale Road Correction	-	-	-	-	-	100,000	100,000
Current Year Deficit	-	5,492.31	-	-	-	-	-
Community Safety & Wellbeing Plan	-	-	2,000	2,000.00	-	-	(2,000)
COVID Safe Start Funds	-	-	-	-	-	15,400	15,400
Fire Reserve	-	-	33,550	33,550.00	-	37,500	3,950
Building Department - Reserve	24,266.32	-	-	-	-	-	-
Belgrave Water Reserve	7,569.20	-	-	-	-	52,200	52,200
Belgrave Water - Asset Management Reserve	-	15,000.00	7,500	7,500.00	-	-	(7,500)
Belgrave Water - New Well Reserve	-	-	79,000	79,000.00	-	-	(79,000)
Waste Disposal - Reserve	-	-	-	-	-	-	-
Waste Disposal - Scalehouse Replacement	-	20,000.00	-	-	-	-	-
Road Reserve	179,130.75	125,000.00	145,000	145,000.00	-	115,000	(30,000)
Road - Construction Reserve	77,608.00	-	-	-	-	-	-
Roads - Bridge & Culvert Reserve	-	-	-	-	-	8,000	8,000
Roads - Asset Management	-	-	-	-	-	40,000	40,000
Federal Gas Tax Reserve	-	-	-	-	-	111,409	111,409
Municipal Modernization Fund	-	-	-	-	-	31,500	31,500
Recreation Reserve	-	-	-	-	-	-	-
BMG Renovation Reserve	-	-	-	-	-	63,500	63,500
Contingency Grant Reserve	-	-	-	-	-	20,000	20,000

Municipality of Morris-Turnberry Budget							
	2019	2020	2021	2021	2021	2022	2022
	Actual	Actual	Budget	Actual	Variance	Budget	Variance
Other Income:							
Zoning Revenue	16,704.00	1,947.00	2,000	15,888.00	13,888.00	5,000	3,000
Tax Certificates	4,035.00	4,035.00	4,000	4,900.00	900.00	4,000	-
Misc. Licences	2,620.00	1,506.00	2,000	3,200.00	1,200.00	2,000	-
Planning Revenue	16,861.52	24,822.82	14,000	10,649.31	(3,350.69)	14,000	-
Planning Revenue - Dev Agree- Market Study	31,407.47	-	-	-	-	-	-
Planning Revenue - Lane Closure Revenue	1,624.55	1.00	-	-	-	-	-
Planning Revenue - Willis Agreement	14,056.75	18,501.98	18,000	18,864.37	864.37	19,000	1,000
In lieu of Parkland	2,100.00	2,700.00	3,000	4,500.00	1,500.00	3,000	-
Bluevale Hall - Rentals Collected for BCC	3,661.20	271.55	3,500	325.00	(3,175.00)	3,500	-
History Book Sales	429.45	314.28	-	57.14	57.14	-	-
Misc. Revenue	14,637.85	9,122.08	8,000	11,741.99	3,741.99	9,200	1,200
2020 Health Professional Recruitment Rebate	-	-	-	4,318.08	4,318.08	-	-
Fire Call Recovery	-	1,890.08	1,000	338.08	(661.92)	-	(1,000)
Policing Credits	1,733.82	2,009.65	-	3,030.91	3,030.91	-	-
Sale of Property - Chestnut Street	-	-	-	3,010.42	3,010.42	-	-
Surplus Election Account Funds & Residuals	107.65	-	-	-	-	-	-
Road Agreement Revenue	5,000.00	-	-	-	-	-	-
Sale of Property - Belgrave Lots	75,000.00	-	-	-	-	-	-
Brussels Sewer Capital on Taxes	-	-	-	-	-	-	-
BWS Capital on Taxes & Paid	-	-	-	-	-	-	-
Total Revenues	\$11,830,689.85	\$ 12,337,655.13	14,604,078	\$ 12,688,095.34	\$ (1,915,982.44)	13,898,940	(705,138)

Municipality of Morris-Turnberry Budget							
	2019	2020	2021	2021	2021	2022	2022
	Actual	Actual	Budget	Actual	Variance	Budget	Variance
Expenditures:							
General Government:	79,814.02	59,654.41	85,000	52,202.75	(32,797.25)	96,000	11,000
Admin - Staff Expenses:							
Staff Wages, Benefits & Expenses	362,165.68	293,878.66	321,071	309,112.20	(11,958.50)	366,519	45,448
Administration Expenses:							
Office, Utilities, Legal, Insurance, Misc. Exp...	159,138.90	117,197.04	193,120	155,934.89	(37,185.11)	172,050	(21,070)
Taxation:							
Collection Costs, Vacancy Refunds, Write Offs	12,478.40	14,356.91	21,703	16,347.51	(5,355.67)	6,750	(14,953)
Planning & Development							
Planning, Economic & Development Exp.	52,789.79	34,254.20	56,200	60,084.76	3,884.76	166,200	110,000
Development Expenses- Market Study	32,048.44	-	-	-	-	-	-
Conservation:							
Maitland Valley Conservation Authority	73,873.00	80,118.00	85,765	85,765.00	-	92,583	6,818
Saugeen Valley Conservation Authority	3,334.00	3,402.00	3,490	3,490.00	-	3,669	179
Source Water Protection	16,516.37	7,205.21	8,000	7,205.21	(794.79)	7,200	(800)
Emergency Services:	13,369.94	10,912.29	14,000	12,801.73	(1,198.27)	14,000	-
Recoverable HST Paid on Purchases:	346,359.99	335,026.09	405,000	461,729.79	56,729.79	405,000	-
Interest & Service Charges	57,578.37	45,540.53	44,900	41,499.97	(3,399.82)	41,774	(3,126)
Police Services	483,036.00	519,816.00	490,820	490,824.00	4.00	483,576	(7,244)
Fire Budget:	286,562.24	299,948.09	342,872	328,620.70	(14,251.30)	361,354	18,482
Animal Control	14,566.58	12,845.85	14,500	12,708.80	(1,791.20)	14,500	-
Cross Border Utilities:	110,643.22	113,547.28	120,000	119,937.20	(62.80)	120,000	-
Grants:	94,751.79	41,680.74	15,443	15,048.00	(395.00)	15,248	(195)

Municipality of Morris-Turnberry Budget							
	2019 Actual	2020 Actual	2021 Budget	2021 Actual	2021 Variance	2022 Budget	2022 Variance
Recreation:							
Program Support	99,282.00	64,702.00	8,282	8,282.00	-	123,282	115,000
Commitments	47,262.16	52,874.69	54,172	75,645.88	21,473.88	191,139	136,967
Bluevale Hall - Expenses	694.00	6,294.11	4,600	5,968.52	1,368.52	4,600	-
Bluevale Hall - Rentals Pd to BCC	3,661.20	271.55	3,500	325.00	(3,175.00)	3,500	-
Belgrave Development:							
Land Purchase	-	-	-	-	-	-	-
Carrying Costs	37,617.28	26,861.65	9,100	3,689.17	(5,410.83)	4,800	(4,300)
Consultant, Engineering & Studies	53,325.29	66,301.27	50,000	29,392.36	(20,607.64)	50,000	-
Services	-	-	300,000	-	(300,000.00)	300,000	-
Loan Payments	-	850,000.00	64,935	64,934.59	(0.01)	64,933	(2)
Street Lights	13,341.16	11,837.85	14,600	12,203.86	(2,396.14)	14,050	(550)
Municipal Drainage:							
Drain Superintendent & Expenses	48,741.92	55,658.48	93,294	42,440.57	(50,853.53)	67,085	(26,209)
Maintenance Projects	88,814.32	144,031.70	200,000	62,382.00	(137,618.00)	315,000	115,000
Capital Drain Projects	577,265.98	884,077.59	763,200	340,990.47	(422,209.53)	484,800	(278,400)
Building Department:	287,295.50	297,248.14	321,507	263,062.48	(58,444.52)	191,818	(129,689)
Property Standards:	5,565.39	8,235.86	11,280	8,872.19	(2,407.81)	13,315	2,035
Park & Cemetery Maintenance:	7,888.13	11,539.18	12,500	11,585.70	(914.30)	16,500	4,000
Belgrave Water System	119,967.91	108,347.01	252,000	181,297.43	(70,702.57)	166,400	(85,600)
Waste Disposal:						-	-
Morris Landfill	233,137.04	284,872.94	214,647	214,464.23	(182.77)	235,102	20,455
Turnberry Landfill	12,089.22	11,958.22	19,830	12,351.59	(7,478.41)	19,830	-
Curbside Pickup Program	186,521.79	198,227.36	199,320	201,569.69	2,249.69	208,229	8,909
Roads	3,158,327.45	3,140,832.83	5,777,105	4,487,461.62	(1,289,643.38)	4,850,105	(927,000)

Municipality of Morris-Turnberry							
Budget							
	2019	2020	2021	2021	2021	2022	2022
	Actual	Actual	Budget	Actual	Variance	Budget	Variance
Reserve Contributions:							
Building Dept Reserves	-	17,000.00	-	38,000.00	38,000.00	-	-
Landfill Reserves	21,169.69	11,482.00	12,500	61,466.70	48,966.70	11,300	(1,200)
General - Morris-Turnberry Working Reserve	-	-	50,000	50,000.00	-	25,000	(25,000)
General - Main St. Fund	26,575.54	-	-	-	-	-	-
General - Modernization Funds	118,978.22	22,106.22	-	-	-	-	-
General - COVID Safe Start Funds	-	71,121.81	5,500	8,824.24	3,324.24	-	(5,500)
Community Safety & Wellbeing Plan Reserve	-	2,000.00	-	-	-	-	-
Cannabis Legalization Reserve	15,000.00	-	-	5,000.00	5,000.00	-	-
Bluevale Road Correction	-	-	-	100,000.00	100,000.00	-	-
Federal Gas Tax Reserve	-	-	-	111,409.13	111,409.13	-	-
Mun Modernization Fund (Radio)	-	-	-	31,500.00	31,500.00	-	-
Roads Reserves	161,000.00	146,000.00	236,000	331,000.00	95,000.00	386,000	150,000
Streetlights Reserve	26,393.77	20,629.90	22,000	23,973.81	1,973.81	22,000	-
Policing Reserve	-	2,009.65	10,000	12,751.91	2,751.91	1,401	(8,599)
Belgrave Water Reserves	39,109.56	72,236.50	6,135	86,139.66	80,004.66	66,135	60,000
Belgrave Development	-	-	77,265	-	(77,265.40)	81,567	4,302
Land Sale to road reserve	650,000.00	-	-	-	-	-	-
Fire Reserve	200,000.00	-	-	13,589.38	13,589.38	-	-
Grant Reserve - Contingency	-	-	20,000	20,000.00	-	-	(20,000)
Recreation - BMG Arena Reno	-	31,750.00	31,750	31,750.00	-	-	(31,750)
Recreation Reserve	-	-	40,000	40,000.00	-	-	(40,000)
Annual Surplus to Reserve	-	-	-	25,286.64	25,286.64	-	(30,500)
Other Expenses:							
Land Purchase - 236 Alice Street	-	-	-	-	-	-	-
Main Street Fund - Expenditures	14,162.46	26,871.84	-	-	-	-	-
Lidar- Lower Town	-	19,259.61	-	-	-	-	-
RED - Edge of Brussels	-	6,450.97	-	-	-	-	-
Brussels Medical Dental - lift elevator	-	10,000.00	-	-	-	-	-
Modernization Fund Expenditures	150,552.21	92,914.01	-	-	-	-	-
Arthur St Receivables	-	180,655.03	-	-	-	-	-
Levies:							
County of Huron	2,158,480.07	2,312,972.10	2,403,161	2,403,161.07	-	2,487,117	83,956
Education	1,069,443.86	1,078,639.76	1,094,011	1,094,010.94	-	1,127,509	33,498
Total Expenses	11,830,689.85	12,337,655.13	14,604,078	12,688,095.34	(1,915,982.44)	13,898,940	(705,138)
Total Expenses	11,830,689.85	12,337,655.13	14,604,078	12,688,095.34	(1,915,982.44)	13,898,940	(705,138)
Total Revenue	11,830,689.85	12,337,655.13	14,604,078	12,688,095.34	(1,915,982.44)	13,898,940	(705,138)
	-	-	-	-	-	-	-
		Balanced	Balanced	Balanced		Balanced	

Schedule 'B'

		Municipality of Morris-Turnberry					
		Tax Rates					
		FOR THE YEAR 2022					
		2022	2022	2022	2022	2021	
		Municipal	County	Education	Total	Total	Change
	Residential						
RT	Occupied	0.00843720	0.00470373	0.00153000	0.01467093	0.01399901	4.80%
R1	Farm Awaiting Develop	0.00210930	0.00117593	0.00038250	0.00366773	0.00349975	4.80%
FT	Farmland	0.00210930	0.00117593	0.00038250	0.00366773	0.00349975	4.80%
TT	Managed Forest	0.00210930	0.00117593	0.00038250	0.00366773	0.00349975	4.80%
	Commercial						
CT	Occupied	0.00928092	0.00517411	0.00880000	0.02325503	0.02251590	3.28%
CU	Excess Land	0.00928092	0.00517411	0.00880000	0.02325503	0.02251590	3.28%
CX	Vacant Land	0.00928092	0.00517411	0.00880000	0.02325503	0.02251590	3.28%
XT	New Construction	0.00928092	0.00517411	0.00880000	0.02325503	0.02251590	3.28%
X7	Small Farm Business	0.00232023	0.00129353	0.00220000	0.00581376	0.00562897	3.28%
	Industrial						
IT	Occupied	0.00928092	0.00517411	0.00880000	0.02325503	0.02251590	3.28%
IH	Occupied, Shared PIL	0.00928092	0.00517411	0.00880000	0.02325503	0.02251590	3.28%
IU	Excess Land	0.00928092	0.00517411	0.00880000	0.02325503	0.02251590	3.28%
IX	Vacant Land	0.00928092	0.00517411	0.00880000	0.02325503	0.02251590	3.28%
IJ	Vacant Land, Shared PIL	0.00928092	0.00517411	0.00880000	0.02325503	0.02251590	3.28%
LT	Large Industrial	0.00928092	0.00517411	0.00880000	0.02325503	0.02251590	3.28%
JT	New Construction	0.00928092	0.00517411	0.00880000	0.02325503	0.02251590	3.28%
PT	Pipeline	0.00590604	0.00329261	0.00458716	0.01378581	0.01331546	3.53%
		Average Single Family Home in MT			\$226,031	\$3,164.21	approximate 2021 Taxes
		0.00% 2021 Est. Residential Assessment Growth					
		2021 Est Residential Property Assessed at:			\$226,031	\$0.00	Increase from assessment
		4.80% 2021 Property Tax Blended Rate increase				\$151.87	Increase from Rate Change
						\$151.87	Total Increase
						\$3,316.08	Approx. 2022 Property Taxes
						4.80%	Total Increase

		2022	Municipal Rates					
			Tax	% of Full	Weighted	Weighted	Tax	Proof
		Assessment	Ratio	Rate	Ratio	Assessment	Rate	of Tax
	Residential							
RT	Occupied	287,367,762	1.00	100%	1.00	287,367,762	0.00843720	2,424,579.28
R1	Farm Awaiting Develop	186,000	0.25	100%	0.25	46,500	0.00210930	392.33
FT	Farmland	761,127,038	0.25	100%	0.25	190,281,760	0.00210930	1,605,445.26
TT	Managed Forest	5,797,900	0.25	100%	0.25	1,449,475	0.00210930	12,229.51
	Commercial							
CT	Occupied	16,454,600	1.10	100%	1.10	18,100,060	0.00928092	152,713.83
CU	Excess Land	64,900	1.10	100%	1.10	71,390	0.00928092	602.33
CX	Vacant Land	483,500	1.10	100%	1.10	531,850	0.00928092	4,487.32
XT	New Construction	12,124,300	1.10	100%	1.10	13,336,730	0.00928092	112,524.66
X7	Small Farm Business	46,900	1.10	25%	0.28	12,898	0.00232023	108.82
	Industrial							
IT	Occupied	4,606,900	1.10	100%	1.10	5,067,590	0.00928092	42,756.27
IH	Occupied, Shared PIL	165,900	1.10	100%	1.10	182,490	0.00928092	1,539.70
IU	Excess Land	174,500	1.10	100%	1.10	191,950	0.00928092	1,619.52
IX	Vacant Land	846,500	1.10	100%	1.10	931,150	0.00928092	7,856.30
IJ	Vacant Land, Shared PIL	3,400	1.10	100%	1.10	3,740	0.00928092	31.56
LT	Large Industrial	3,663,900	1.10	100%	1.10	4,030,290	0.00928092	34,004.36
JT	New Construction	4,866,400	1.10	100%	1.10	5,353,040	0.00928092	45,164.67
JU	New Const. Excess Land	92,100	1.10	100%	1.10	101,310	0.00928092	854.77
PT	Pipeline	2,420,000	0.70	100%	0.70	1,694,000	0.00590604	14,292.62
	Total	1,100,492,500				528,753,984		4,461,203.11
						To collect:	\$4,461,205.00	
						2021 Budgeted Tax Revenue	\$4,103,093.39	
						2022 Additional Tax Revenue	\$358,111.61	8.73% Levy Increase
		Residential Rate						
		2017 Municipal Tax Rate			0.00868644			
		2018 Municipal Tax Rate			0.00796442	-8.31% decrease		
		2019 Municipal Tax Rate			0.00741390	-6.91% decrease		
		2020 Municipal Tax Rate			0.00771237	4.03% Increase		
		2021 Municipal Tax Rate			0.00786343	1.96% Increase		
		2022 Municipal Tax Rate			0.00843720	7.30% Increase		

		2022	County Rates					
		Assessment	Tax Ratio	% of Full Rate	Weighted Ratio	Weighted Assessment	Tax Rate	Proof of Tax
Residential								
RT	Occupied	287,367,762	1.00	100%	1.00	287,367,762	0.00470373	1,351,700.36
R1	Farm Awaiting Develop	186,000	0.25	100%	0.25	46,500	0.00117593	218.72
FT	Farmland	761,127,038	0.25	100%	0.25	190,281,760	0.00117593	895,032.12
TT	Managed Forest	5,797,900	0.25	100%	0.25	1,449,475	0.00117593	6,817.92
Commercial								
CT	Occupied	16,454,600	1.10	100%	1.10	18,100,060	0.00517411	85,137.91
CU	Excess Land	64,900	1.10	100%	1.10	71,390	0.00517411	335.80
CX	Vacant Land	483,500	1.10	100%	1.10	531,850	0.00517411	2,501.68
XT	New Construction	12,124,300	1.10	100%	1.10	13,336,730	0.00517411	62,732.46
X7	Small Farm Business	46,900	1.10	25%	0.28	12,898	0.00129353	60.67
Industrial								
IT	Occupied	4,606,900	1.10	100%	1.10	5,067,590	0.00517411	23,836.61
IH	Occupied, Shared PIL	165,900	1.10	100%	1.10	182,490	0.00517411	858.38
IU	Excess Land	174,500	1.10	100%	1.10	191,950	0.00517411	902.88
IX	Vacant Land	846,500	1.10	100%	1.10	931,150	0.00517411	4,379.88
IJ	Vacant Land, Shared PIL	3,400	1.10	100%	1.10	3,740	0.00517411	17.59
LT	Large Industrial	3,663,900	1.10	100%	1.10	4,030,290	0.00517411	18,957.42
JT	New Construction	4,866,400	1.10	100%	1.10	5,353,040	0.00517411	25,179.29
JU	New Const. Excess Land	92,100	1.10	100%	1.10	101,310	0.00517411	476.54
PT	Pipeline	2,420,000	0.70	100%	0.70	1,694,000	0.00329261	7,968.12
Total		1,100,492,500				528,753,984		2,487,114.35
		Residential Rate						
		2017 County Tax Rate			0.00495408			
		2018 County Tax Rate			0.00478507	-3.41% Decrease		
		2019 County Tax Rate			0.00464232	-2.98% Decrease		
		2020 County Tax Rate			0.00457022	-1.55% Decrease		
		2021 County Tax Rate			0.00460558	0.77% Increase		
		2022 County Tax Rate			0.00470373	2.13% Increase		

		2022 Education Rates						
		Assessment	Tax Ratio	% of Full Rate	Weighted Ratio	Weighted Assessment	Tax Rate	Proof of Tax
Residential								
RT	Occupied	287,367,762	1.00	100%	1.00	287,367,762	0.00153000	439,672.68
R1	Farm Awaiting Develop	186,000	0.25	100%	0.25	46,500	0.00038250	71.15
FT	Farmland	761,127,038	0.25	100%	0.25	190,281,760	0.00038250	291,131.09
TT	Managed Forest	5,797,900	0.25	100%	0.25	1,449,475	0.00038250	2,217.70
Commercial								
CT	Occupied	16,454,600	1.00	100%	1.00	16,454,600	0.00880000	144,800.48
CU	Excess Land	64,900	1.00	100%	1.00	64,900	0.00880000	571.12
CX	Vacant Land	483,500	1.00	100%	1.00	483,500	0.00880000	4,254.80
XT	New Construction	12,124,300	1.00	100%	1.00	12,124,300	0.00880000	106,693.84
X7	Small Farm Business	46,900	1.00	100%	1.00	46,900	0.00220000	103.18
Industrial								
IT	Occupied	4,606,900	1.00	100%	1.00	4,606,900	0.00880000	40,540.72
IH	Occupied, Shared PIL	165,900	1.00	100%	1.00	165,900	0.00880000	1,459.92
IU	Excess Land	174,500	1.00	100%	1.00	174,500	0.00880000	1,535.60
IX	Vacant Land	846,500	1.00	100%	1.00	846,500	0.00880000	7,449.20
IJ	Vacant Land, Shared PIL	3,400	1.00	100%	1.00	3,400.00	0.00880000	29.92
LT	Large Industrial	3,663,900	1.00	100%	1.00	3,663,900	0.00880000	32,242.32
JT	New Construction	4,866,400	1.00	100%	1.00	4,866,400	0.00880000	42,824.32
JU	New Const. Excess Land	92,100	1.00	100%	1.00	92,100	0.00880000	810.48
PT	Pipeline	2,420,000	0.70	100%	0.70	1,694,000	0.00458716	11,100.93
Total		1,100,492,500				524,433,297		1,127,509.45
		Residential Rate						
		2017 Education Rate			0.00179000			
		2018 Education Rate			0.00170000	-5.028%	Decrease	
		2019 Education Rate			0.00161000	-5.294%	Decrease	
		2020 Education Rate			0.00153000	-4.969%	Decrease	
		2021 Education Rate			0.00153000	0.000%	No Change	
		2022 Education Rate			0.00153000	0.000%	No Change	