



2023 Annual Report

Includes financial statements for the year ended December 31, 2023
City of Fort St. John, British Columbia, Canada



2023 Annual Report

For the fiscal year ended December 31, 2023

City of Fort St. John, British Columbia, Canada

Produced by the Communications and Finance Departments
in cooperation with all municipal departments.

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Message from Fort St. John Mayor

Lilia Hansen

The past year has been both challenging and inspiring for our community. We faced the threat of nearby wildfires, supported our neighbours during evacuations amid the difficult 2023 wildfire season, and tackled community safety issues head-on. Together with residents, businesses, service providers, and higher levels of government, we identified and implemented several long-term initiatives to enhance community safety.

Fort St. John proudly sits on the traditional territory of the Dane-zaa, signatories of Treaty 8, and the Métis Nation BC Region 7, nestled in the heart of the breathtaking Peace River country. We deeply honour the significant contributions of Indigenous Peoples, who have nurtured and enriched this land for countless generations. We are committed to meaningful reconciliation as we strive to build a future founded on strong relationships and mutual respect.

In 2023, we celebrated a significant milestone with the completion and opening of the new RCMP Detachment. This cutting-edge facility, built with mass timber and designed to Net Zero Energy standards, boasts a 145-kilowatt solar panel array and energy-efficient mechanical systems. The detachment, owned by the City of Fort St. John and leased by the RCMP, unifies municipal and provincial RCMP staff under the Post-Detachment model.

We also made significant progress on the 100 Street Corridor Project, scheduled for completion in 2024. This project is essential for upgrading our city's aging infrastructure and enhancing the downtown streetscape. Further, we completed upgrades to the west side of Kin Park, including an outdoor skating rink, outdoor hockey rink and boarded pickleball courts, lit trails, play and fitness equipment, and a pavilion featuring a covered warming area and washrooms.

These and many other projects have been funded primarily through the Peace River Agreement. On behalf of the Council, I want to acknowledge and thank the Province of BC for nearly three decades of funding through the Peace River Agreement and its predecessor, the Fair Share Agreement. These agreements recognize the substantial impact of industrial activities outside the city on our infrastructure and services. Over the years, we have received vital funding to invest in capital projects, infrastructure upgrades, and services for industry, businesses, and residents.

Looking ahead, we have much work to do, but I am confident that we will overcome any obstacles together and continue to thrive. The City of Fort St. John remains dedicated to serving you, our residents, and working tirelessly to make our community an even better place to live, work, and play. Your input and engagement are invaluable as we chart the course for our city's future. I encourage you to stay involved and share your ideas, concerns, and aspirations.

Warm regards,



Lilia Hansen





From left to right: Councillor Jim Lequiere, Councillor Tony Zabinsky, Councillor Trevor Bolin, Mayor Lilia Hansen, Councillor Gord Klassen, Councillor Sarah MacDougall, Councillor Byron Stewart.

Council

Council, consisting of a Mayor and six Councillors, was elected on October 15, 2022, in the General Local Government Election for a four year term.

Council meetings are scheduled on the second and fourth Mondays of each month except for September and December. September and December have one meeting, scheduled on the second Monday of the month. Regularly scheduled Council meetings that fall on a statutory holiday are moved to the next day.

Council has six types of meetings:

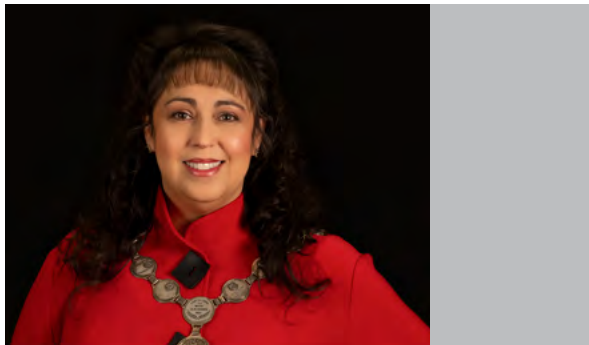
- Committee of the Whole
- Closed Committee of the Whole
- Regular Council
- Closed Council
- Public meetings
- Public hearings

The Mayor chairs each of these meetings.

Meetings, excluding Closed Committee of the Whole and Closed Council, are open to the public and are available for live or recorded viewing at fortstjohn.ca.



Watch live or recorded Council meetings online at fortstjohn.ca



Mayor Lilia Hansen

Mayor Lilia Hansen was born and raised in the Peace Region and has called Fort St. John home since the early 1970s. In addition to full-time mayor duties, Lilia is a director on the Peace River Regional District (PRRD) board and a steering committee member for the Spark Women's Leadership Conference.

After being elected Mayor in October 2022, Lilia stepped down as a provincial business advisor for northeast BC with the Export Navigator program. Before that, Lilia enjoyed serving five years as the Executive Director of the Fort St. John & District Chamber of Commerce. She left this position at the end of 2018 to focus full-time on council duties after being re-elected for a full four-year term following being first elected in a by-election in 2017. She continues to proudly advocate for her community at all government levels, which motivated her to run for council.

Additional past work history includes administrative roles supporting the RCMP, and Ministry of Environment, ending her tenure as the Regional Program Admin Support (RPAS) Section Head of offices in Fort St. John, Dawson Creek, Chetwynd, and Fort Nelson – supporting Conservation Officer Service, BC Parks, Fish & Wildlife, and Environmental Protection divisions.

Her personal business background includes owning an oilfield contracting business with her husband, real estate investment, and property management.

There is public service, and then there is community service; the latter best describes municipal government, in her opinion. Her passion for community service includes being an elected board member of the North Peace Senior Housing Society (NPSHS) and Community Futures - Peace Liard. She has been involved with the Sunrise Rotary Club since 2010, holding director and officer positions. She has been recognized for service by being awarded Rotarian of the Year in 2012 and 2017. She credits her achievements to strong mentors, family support, and those she has worked with.

Lilia has been married to her husband Ron for over 34 years; they have two daughters and wonderful golden retrievers that bring much joy to their life.

2022 - 2026 Appointments

- BC Hydro Site C Community Measures Agreement Monitoring Committee
- BC Hydro Site C Regional and Local Government Liaison Committee
- Comprehensive Development Plan Committee
- Community Awards Committee (2026)
- Community Futures Peace Liard
- Emergency Planning Committee - Chair
- Mayor's Standing Committee on Community Economic Development
- North Peace Airport Society - Director (Voting Member Representative)
- North Peace Leisure Pool Facility Replacement Steering Committee
- Northern Development Initiative Trust North East Regional Advisory Committee
- Peace River Regional District - Director
- RCMP Detachment Oversight Committee
- Rural Fire Protection Agreement and Fire Department Management Committee



Councillor Trevor Bolin

Councillor Bolin was born and raised in Fort St. John and has been following his dream of serving his community as a Fort St. John City Councillor since 2008.

Trevor is co-owner of RE/MAX Action Realty, owner of Burger King FSJ, owner of Gateway Esso and developer for The Gateway Plaza.

Trevor has volunteered over the years for many local and provincial not-for-profit groups and boards. Trevor is married to Lori, and they have two sons.

2022 - 2026 Appointments

- Community Awards Committee (2023 & 2026)
- Comprehensive Development Plan Committee
- Mayor's Standing Committee on Community Economic Development
- North Peace Airport Society - Director (Alternate Voting Member Representative)
- North Peace Leisure Pool Civic Properties Commission
- North Peace Leisure Pool Facility Replacement Steering Committee
- Peace River Regional District (Alternate)
- RCMP Detachment Oversight Committee
- Rural Fire Protection Agreement and Fire Department Management Committee



Councillor Gord Klassen

Councillor Klassen grew up in Fort St. John and is proud to call this community home. Gord served two terms as a Trustee on the School District #60 Board of Education from 2005 to 2011 and has served as a Fort St. John City Councillor since 2011.

Gord has a Bachelor's Degree in Religious Education and worked for 25 years as a pastor. He also worked as a support worker with School District 60 for many years.

In addition, Gord has served his community as Chair of the FSJ Hospital Ethics Committee; Executive Director of the Fort St. John Hospital Foundation; Chaplain to the Fort St. John Fire Department; Auxiliary Fire Fighter; Regional Coordinator for Samaritan's Purse Christmas Shoe Box Project; and Parent Advisory Councils (PAC) at CM Finch and Bert Bowes, as well as PAC President at North Peace Secondary School.

Gord is married to Sharon; they have three married children and eight grandchildren.

2022 - 2026 Appointments

- British Columbia Used Oil Management Association (BCUOMA)
- Community Awards Committee (2024)
- Emergency Planning
- Municipal Insurance Association of British Columbia
- Northern Development Initiative Trust North East Regional Advisory Committee (Alternate)
- North Peace Seniors Housing Society and Save Our Northern Seniors
- Parcel Tax Review Committee
- Peace River Regional District (Alternate)
- RCMP Detachment Oversight Committee
- Rural Fire Protection Agreement and Fire Department Management Committee (Alternate)
- Salvation Army Community Council



Councillor Jim Lequiere

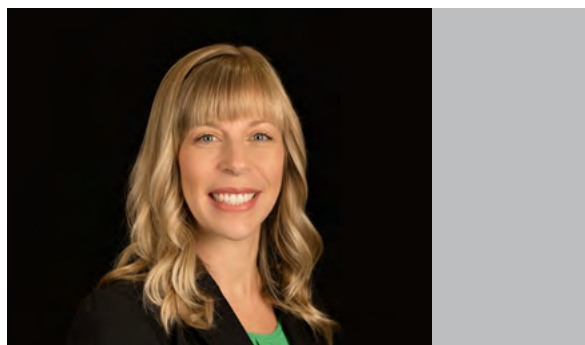
Councillor Lequiere was born and raised in Burnaby, moved to Dawson Creek to attend Northern Lights College to study Heavy-Duty Mechanics, and in 1986, Jim moved his young family to Fort St. John.

Over the years, Jim has served on many volunteer boards and is the president of the Josh Lequiere Society, which has financially helped over 160 local children get into sports or physical activities. As a dual-ticketed tradesman, Jim spent 30-plus years in the natural gas industry; as a team lead, he oversaw 32 direct reports and a \$9 million annual budget. Over the last seven years, Jim has been a Teacher-on-Call for School District 60 and grows giant pumpkins in his spare time, which he then auctions off for local charity, with his largest to date being 203 pounds.

Jim has been happily married to Cheryl, his wife of 45 years; together, they have two children, four grandchildren, and two dogs.

2022 - 2026 Appointments

- BC Hydro Peace Williston Advisory Committee
- Caribou Leadership Team
- Community Awards Committee (2025)
- Community Bridge (North Peace Community Resources Society)
- Emergency Planning
- Mayor's Standing Committee on Community Economic Development (Alternate)
- North Peace Leisure Pool Civic Properties Commission
- North Peace Leisure Pool Facility Replacement Steering Committee (Alternate)
- Parcel Tax Review Committee
- Peace River Regional District (Alternate)
- RCMP Detachment Oversight Committee
- Sport Celebration Wall Standing Committee
- Youth Advisory Committee



Councillor Sarah MacDougall

Councillor MacDougall was born and raised in Nova Scotia before moving to Fort St. John in 2007 to pursue a career in healthcare. Sarah quickly fell in love with the vibrant community and everything the city had to offer and decided to put down roots and make Fort St. John her home.

Sarah holds a Bachelor's Degree in Environmental Public Health, leading to a career with Northern Health. She began as an Environmental Health Officer before moving into the role of Public Health Planner and then became the Team Lead for Environmental Health for the Northeast. In 2020, she stepped back from her full-time position to spend more time with her family and pursue volunteer interests.

Service to the community is one of Sarah's passions; she regularly volunteers at her children's schools, their athletic programs, and her church. She has held the position of Treasurer at Totem Preschool Nursery Society and currently sits as Vice-chair of the North Peace Gymnastics Association and a Director with the North Peace Savings and Credit Union.

Sarah and her husband, Scott, have been married for 13 years and have four wonderful daughters and one boisterous pup.

2022 - 2026 Appointments

- BC Hydro GO Fund Committee
- Community Action Team
- Community Awards Committee (2025)
- Fort St. John Public Library Association
- Health Services Centre Community Advisory Council
- Northern Lights College Liaison
- Northern Medical Programs Trust Board and Local Committee
- North Peace Division of Family Practitioners - CSC
- Peace River Regional District (Alternate)
- RCMP Detachment Oversight Committee
- Youth Advisory Council



Councillor Byron Stewart

Councillor Byron Stewart has lived in Fort St. John since 1974 and has served Fort St. John as a City Councillor since November 2011.

Byron has been a consistent community volunteer over the years, serving on various not-for-profit boards as well as helping out with fun events. Byron has a diverse and continuous education in social services, criminology and recreation, and he is currently employed by Northern Health as the Recruitment & Retention Ambassador for the Northeast.

Byron enjoys arts, culture, sport and recreation activities while sharing time with his friends, family, and beautiful wife, Lisa. In addition, Byron has an appreciation for hats, colourful socks, and the sound of people laughing and enjoying life.

2022 - 2026 Appointments

- Community Awards Committee (2023)
- Comprehensive Development Plan Committee
- Emergency Planning (Alternate)
- Fort St. John and District Sports Council
- Mayor's Standing Committee on Community Economic Development
- Peace River Regional District (Alternate)
- RCMP Detachment Oversight Committee
- Sport Celebration Wall Standing Committee
- UNBC North East Regional Advisory Committee
- UVIC - Pacific Institute for Climate Solutions Advisory Board



Councillor Tony Zabinsky

Councillor Zabinsky was born in Toronto, Ontario, and raised in Kamsack, Saskatchewan. In his early years in Saskatchewan, he was an Emergency Medical Technician, Commercial pilot, and a partner in a Men's clothing store in Regina, Saskatchewan. In 1990, Tony moved to BC to start a career in finance. In 1997, Tony and his family were transferred to Fort St John with Scotiabank. After 27 years with Scotiabank, he retired as a Commercial Lending Manager in October 2018.

He has been a leader in many organizations, including Kinsmen, Fort St. John Minor Hockey, Chamber of Commerce, North Peace Senior's Housing Society, and Northern Lights College Foundation.

Tony is committed to this community that he calls home. He is an avid Saskatchewan Roughrider fan and a die-hard Toronto Maple Leaf fan. You will find Tony enjoying the local attractions of the Peace Region, including biking, golfing or river boating.

Tony is married to Gwen and has three adult children.

2022 - 2026 Appointments

- BC Hydro Peace Williston Advisory Committee
- Caribou Leadership Team
- Community Action Team (Alternate)
- Community Awards Committee (2024)
- Emergency Planning (Alternate)
- Fort St. John and District Chamber of Commerce
- Mayor's Standing Committee on Community Economic Development (Alternate)
- National Zero Waste Council - Food Working Group
- Parcel Tax Review Committee
- Peace River Regional District - Director
- RCMP Detachment Oversight Committee
- Rural Fire Protection Agreement and Fire Department Management Committee

Community Profile



Welcome to Fort St. John – The Energetic City! Reflecting our large resource base of natural gas, forestry and agriculture, as well as the vitality and spirit of our residents.

Located in breathtaking Peace River country and within the traditional territory of the Dane-zaa and signatories of Treaty 8, Fort St. John serves as the major economic hub in Northeast British Columbia.

With a population exceeding 21,000 and a median age ten years below the provincial average, our residents exude a youthful energy that fuels a spirit of exploration, innovation, and community connection.

As Fort St. John continues to flourish, various businesses have emerged, complementing the warm and welcoming small town with the convenience of big city amenities.

Fort St. John embraces visitors and residents alike with its abundance of cultural pursuits and outdoor activities. With top-notch recreational facilities at your fingertips, this city hosts a diverse array of events year-round, catering to all ages and interests.

Our city prides itself on being a dynamic and supportive community, where the captivating beauty of nature harmoniously intertwines with boundless economic opportunities and cultural diversity. With warm and friendly residents, a strong community spirit, and an unwavering commitment to growth and development, Fort St. John continues to thrive, evolving into an even more remarkable city.

Fast Facts

POPULATION

21,465 (2021 Census)

LOCATION

478 km northeast of Prince George, BC (5 hr drive)
663 km northwest of Edmonton, AB (7 hr drive)
1,237 km northeast of Vancouver, BC (14 hr drive)
2,461 km southeast of Anchorage, Alaska (31 hr drive)

ELEVATION

695 metres/2,275 feet above sea level

ECONOMY

Oil and Gas, Forestry, Agriculture, Hydroelectricity, and Tourism

CLIMATE

July average high	22°C/74°F
July average low	10°C/50°F
January average high	-11°C/12°F
January average low	-19°C/-3°F

AVERAGE ANNUAL RAINFALL

330 millimetres/13 inches

AVERAGE ANNUAL SNOWFALL

183 centimetres/6 feet

Message from the Chief Administrative Officer

Milo MacDonald

As we reflect on the past year in Fort St. John, I am pleased to present our 2023 Annual Report, highlighting the progress and achievements that have shaped our vibrant community. This year has been a testament to our collective commitment to providing our residents with excellent public services.

We continue to prioritize asset management as a cornerstone of our strategy. Ensuring the longevity and efficiency of our community's infrastructure is a fiscal responsibility and a commitment to future generations of Fort St. John. We have implemented robust asset management practices, focusing on maintaining and enhancing our roads and sidewalks, public facilities, underground utilities, and green spaces. These initiatives are designed to maximize the value and utility of our assets while minimizing long-term costs. Under Council's direction, we've already seen significant benefits with expanded road repaving and sidewalk replacement programs. We will continue to refine and develop these practices to ensure the ongoing prosperity of our city.

The dedication of our Council and staff is the driving force behind our success. Their unwavering commitment to serving our community with integrity and diligence is truly inspiring. From the administrative team to the public works crew, every staff member plays a crucial role in our City's operations. Council's visionary leadership and strategic planning have been instrumental in navigating the past year's challenges and seizing new opportunities. Their collaborative efforts ensure that we remain responsive to the needs of our residents and businesses.

In 2023, the City of Fort St. John received over \$26 million in funding through the Province of BC's Peace River Agreement. This agreement, which recognizes the industrial activities outside our municipal boundaries, provides funding to our community and seven other local governments in Northeastern BC for necessary capital projects, infrastructure upgrades, and services for industry, workers, and residents. This consistent funding has enhanced the vibrancy and livability of our city, allowing us to undertake significant capital projects, such as road improvements, new facilities, and parks, without heavily relying on our municipal tax base. Additionally, we received nearly \$15 million in other grants from provincial and federal governments, supporting special projects and expanded services. These funds ensure that community members' tax contributions remain stable, and we are incredibly grateful for this support.

We strive to be responsive to your concerns and improve the services we provide every day. Your feedback on how our policies, services, and programs impact you is one of our best sources of information. Please share your input using the City's social media channels, the contact forms on our website (fortstjohn.ca), or by calling 3-1-1.

In conclusion, our progress in 2023 is a result of the resilience, dedication, and the innovative spirit of Fort St. John. As we look ahead, we remain committed to building a sustainable, inclusive, and vibrant future for our community. Together, we will continue to make Fort St. John a place we are all proud to call home.



Milo
Milo MacDonald



City of Fort St. John
10631 100 Street | Fort St. John, BC | V1J 3Z5
(250) 787 8150 City Hall
(250) 787 8181 Facsimile

May 2, 2024

Letter of Transmittal

Mayor and Councillors,

I am pleased to submit the City of Fort St. John's Annual Report for the fiscal year ending December 31, 2023. As mandated by Section 98 of the *Community Charter*, this comprehensive report offers an overview of the City's accomplishments, activities, and financial performance throughout the previous year.

The Annual Report represents the City's strong commitment to transparency, accountability, and effective governance. It serves as a valuable resource for the residents of Fort St. John and other interested parties, providing insights into the City's operations and financial position.

In preparing this report, we have adhered to best practices in financial reporting and followed legislated guidelines. The statements contained within the report maintain integrity and objectivity, reflecting management's responsibility. Additionally, management is accountable for implementing and maintaining a robust system of internal controls that ensure the production of reliable financial information.

The elected Council of the City of Fort St. John plays a crucial role in ensuring that management fulfills its financial reporting, budgeting, and internal control responsibilities. Through the approval of bylaws and policies, reviewing variance reports and financial statements, and engaging with the City's auditors, the Council upholds its duties primarily during Committee of the Whole and Regular Council meetings.

The Financial Statements for the year ended December 31, 2023, demonstrate the City's commitment to sound financial practices. Audited by Sander Rose Bone Grindle LLP, these statements demonstrate the City's commitment to sound financial practices, including proper budgetary controls and responsible allocation of resources. Their audit process includes reviewing and evaluating the system of internal control and appropriate tests and procedures to ensure compliance with generally accepted auditing standards.

Municipal Overview

The City of Fort St. John offers a range of municipal services to residents and businesses, encompassing public safety, transportation, community development, water and sewer, recreation, and other programs that benefit the community. To achieve cost-effective services, some are cost-shared, and the City relies on the Peace River Regional District for solid waste services. Council's priorities and policies serve as the guiding principles for the City's operations.

Financial Overview

The City continues to take a prudent approach to its finances, ensuring long-term financial sustainability. In 2019, the Financial Policy Framework was adopted, addressing ten interconnected financial policies. In 2023, we invested over \$50 million into the community through our capital program, with work continuing on the new RCMP Detachment, 100 Street Corridor Project and Kin Park.

The 2023 Statement of Operations and Accumulated Surplus indicates an annual surplus of \$27.2 million. However, it is important to note that this income statement adheres to Public Sector Accounting Standards, incorporating capital revenue, capital expenditures, and non-cash items such as the amortization of tangible capital assets, losses on the disposal of such assets, and other accruals.

Municipalities often separate operational spending from capital spending in their budgets. The operating budget approved by Council is on a cash basis and includes principal payments on debt. To accurately evaluate the City's performance against the operating budget approved last year, it is necessary to isolate capital revenues and expenditures, non-municipal requisitions, and other non-cash items. When comparing the 2023 Budget to the 2023 Actuals, the City experienced a net operating deficit of \$618,115 (2022 - \$1,979,780 deficit) due to increases in salaries, wages and benefits, insurance costs, and utilities.

Annual operations remained consistent and within budget, with minor adjustments to accommodate changes in demand and market conditions. For a detailed breakdown of operations by City function, please refer to Note 25 and Schedule 1 within the Consolidated Financial Statements.

Conclusion

I would like to express my gratitude to all the staff, departments, and individuals who have contributed to the preparation of this report. Their dedication, professionalism, and hard work have been instrumental in ensuring the accuracy and reliability of the information presented.

We trust that this Annual Report will serve as a valuable resource for stakeholders and the general public, aiding their understanding of the City's activities and financial performance in the past year. We remain committed to transparency and accountability and will continue to enhance our reporting practices in the future.

Respectfully,



Shirley Collington
Director of Finance

Organization Chart



COUNCIL

The Mayor and six Councillors create the policies, procedures and bylaws that govern how our City functions.

An elected Council consisting of a Mayor and six Councillors govern the City of Fort St. John. Council sets priorities, enacts policies, and makes decisions for the community as a whole. Through British Columbia's *Local Government Act* and *Community Charter*, Council has the authority to establish bylaws and policies to guide the growth, development, and operation of the City, set budgets, and levy taxes to provide services. Council delegates administrative responsibility to the Chief Administrative Officer who oversees City operations.

→ **Chief Administrative Officer**



CHIEF ADMINISTRATIVE OFFICER

Milo MacDonald

Primary liaison between staff and Council, oversees and directs all City functions

The CAO's Office serves Council directly and acts as the primary liaison between staff, the Mayor's Office and City Council. The Office is also home to the City's communications and economic development functions and is the link between the City and the RCMP Operations.

→ **Deputy Chief Administrative Officer**

→ **Chief Financial Officer**

→ **Chief Human Resources Officer**

→ **Communications Manager**

→ **Executive Assistant**



DEPUTY CHIEF
ADMINISTRATIVE
OFFICER

Darrell Blades



CHIEF FINANCIAL
OFFICER

David Joy

(retired in March 2024)



CHIEF HUMAN
RESOURCES OFFICER

Jessica Bowie

The Operations Team, split into four functions and led by the Deputy Chief Administrative Officer, is responsible for the safe and efficient delivery of citizen services throughout the community.

→ **Director of Community Services**

- ↳ Aquatics Manager
- ↳ Arts and Culture Manager
- ↳ Facilities Manager
- ↳ Recreation Manager

→ **Director of Development Services**

- ↳ Planning Manager
- ↳ Manager of Engineering
- ↳ Manager of Economic Development

→ **Director of Public Safety**

- ↳ Deputy Fire Chiefs (2)
- ↳ RCMP Support Manager
- ↳ Community Safety Manager
(started May 2024)

→ **Director of Public Works & Utilities**

- ↳ Civic Properties Manager
- ↳ Parks Manager
- ↳ Roads Superintendent
- ↳ Utilities Superintendent

→ **Capital Projects Manager**

Led by the Chief Financial Officer, the Financial Team supports the City of Fort St. John's vision and strategic goals through direction and leadership in administrative and financial matters.

→ **Director of Finance**

- ↳ Deputy Treasurer

→ **Corporate Officer**

- ↳ Deputy Corporate Officer

→ **IT Manager**

The People Team, led by the Chief Human Resources Officer, provides strategic human resource solutions to various issues such as recruitment and retention, strengthening our safety culture, developing succession plans, and building on the organization's culture.

→ **Manager of Health & Safety**

- ↳ Health and Safety Coordinator
- ↳ Health and Safety Assistant

→ **Manager of Human Resources / Labour Relations**

- ↳ Payroll & Benefits Coordinator
- ↳ HRIS Administrative Assistant

→ **Executive Assistant**

CAO's Office



The CAO's Office serves Council directly and acts as the primary liaison between staff, the Mayor's Office and City Council. The Office is also home to the City's communications and economic development functions and is the link between the City and the RCMP Operations.

Responsibilities:

- Executes policies and decisions of Council and directs and coordinates the activities of City departments
- Assists Council in determining community priorities
- Oversees a team of staff delivering the City services that support Council's direction
- Ensures the timely, transparent, and accurate delivery of information
- Facilitates business development
- Acquires land for community needs
- Addresses community sustainability and growth opportunities

The Royal Canadian Mounted Police (RCMP) provide policing services for the City of Fort St. John as an external contractor working in partnership with the City. Through the RCMP's Officer in Charge, the CAO's Office provides the link between the City and the RCMP operations.

The Post Detachment, which provides policing services to the North Peace area encompassing approximately 46,700 square kilometres, houses a combined 53 police officers from both municipal and provincial funded units. They are responsible for responding to calls for service, community education and awareness programs, and investigations.

Operations Team



The Operations Team, split into four functions and led by the Deputy Chief Administrative Officer, is responsible for the safe and efficient delivery of citizen services throughout the community.

This team provides community protective services such as police, fire, emergency management, and bylaw services, maintains the City's transportation network, ensures the reliable delivery of clean water, and maintains the waste water collection system. Additionally, the Operations Team encourages a healthy community by delivering affordable and accessible indoor and outdoor services and programs and building a sustainable city through community planning, development review, economic development, and land use policy.

Responsibilities:

- Provides the operational, technical, and logistical support required to safely operate our recreation facilities
- Delivers community programming and special events
- Oversees and maintains the Fort St. John Visitor Centre, providing valuable information and assistance to both local and out-of-town visitors
- Manages business licensing and the permitting process for land use and development within the City
- Reviews and inspects new development and construction projects
- Manages most major City capital projects
- Maintains and repairs the City transportation network, including street sweeping, snow removal, pothole repair, and traffic signals
- Manages transit and solid waste collection contracts
- Distributes safe drinking water and maintains the storm water and waste water collection systems following all federal and provincial regulations
- Provides community education on public safety, emergency preparedness, and City bylaws
- Investigates and enforces bylaw regulations to ensure community standards are maintained
- Emergency response, including fire suppression, road rescue, medical response, and technical rescues
- Conducts fire inspection and fire investigation services
- Provides administrative and clerical support, including information technology, guards, record keeping, and front counter services to the Fort St. John RCMP Detachment
- Plans for emergencies such as wildfires and other natural disasters and administers Emergency Support Services as required

Financial Team



Led by the Chief Financial Officer, the Financial Team supports the City of Fort St. John's vision and strategic goals through direction and leadership in administrative and financial matters. This includes the financial reporting and budgeting for the City, legislative and legal requirements, information technology services, and acting as the link between Council and City citizens.

Responsibilities:

- Leads the City's financial management processes, including the corporate budgeting process
- Accounts for, maintains, and administers financial services such as municipal taxes, utility invoicing, and payables and receivables
- Provides leadership and direction on the City's asset management program
- Develops and implements financial policies to ensure the efficient and effective purchasing of goods and services following all required legislation
- Maintains and improves the City's information technology infrastructure
- Supports client workstations and application use
- Encourages innovation and operational excellence by providing leadership, expertise, and assistance in Information Technology and Information Systems
- Provides legislative and administrative support to Council by preparing agendas, minutes, and meeting follow-up
- Ensures all legislative and legal requirements are adhered to
- Manages corporate records and the freedom of information process

People Team



The People Team, led by the Chief Human Resources Officer, provides strategic human resource solutions to various issues such as recruitment and retention, strengthening our safety culture, developing succession plans, and building on the organization's culture.

Responsibilities:

- Efficient and reliable delivery of compensation, pension, and benefit programs
- Provides expert advice regarding staffing requirements and budgets, performance management, and disciplinary and grievance processes
- Administers compensation surveys and manages the ability management program
- Oversees the employee recruitment process
- Implements and administers the collective agreements
- Manages the robust, award-winning City of Fort St. John Learning and Development Program
- Ensures the City provides a safe and healthy work environment for its employees, contract workers, and visitors
- Delivers health and safety related training and safety management systems
- Implements hazard identification and accident prevention processes
- Ensures compliance and education of regulations and legislation
- Supports the Joint Occupational Health and Safety committees

Strategic Plan



The 2023 - 2027 Strategic Plan translates the vision of the Official Community Plan into a clear framework of initiatives to be undertaken by City staff.

Comprising of five interconnected pillars, the plan aims to enhance various aspects crucial to our city's progress. These pillars encompass sustainable economic development, managing our assets effectively, building strong relationships and advocating for our city's interests, fostering a vibrant community, and achieving operational excellence.

Guiding Statements

Our Vision, Mission, and Key Values are guiding statements that lead City Council and staff during the day to day corporate operations of the City of Fort St. John.

Vision *(from the Official Community Plan)*

Fort St. John will be a flourishing community, where nature lives, businesses prosper, families are active, and diversity is celebrated.

Mission

To deliver excellent public services.



Key Values

SAFETY

We are committed to safe and healthy environments.

INTEGRITY

We are committed to high ethical and professional standards.

TRANSPARENCY

We are committed to sharing information.

RESPECT

We are committed to inclusivity.

INNOVATION

We are committed to looking for opportunities to improve.

RESPONSIVENESS

We are committed to understanding and working together.



Vibrant Community

Invest in community safety, social, cultural, and recreational programs.

Strategic Objectives

Develop, celebrate and promote arts and the culturally diverse history and heritage of the community.

Provide and support robust, affordable, and accessible wellness and recreation opportunities for the whole community.

Foster community pride and sense of belonging.

Why it matters

We believe that investing in our community safety, recreational, cultural, and social programs creates a community where residents are proud to call home.

Our community is diverse, and we recognize the importance of celebrating and honouring that diversity through a range of cultural, social, and recreational programs.

Through our investments in community safety, social, cultural, and recreational programs, we aim to create a vibrant, engaged community that fosters a sense of belonging and encourages residents to participate in the activities and events that enhance their quality of life.

We are committed to working with our community partners to identify and prioritize the programs that will have the greatest impact on our residents, and we look forward to building a stronger, more connected community together.

2023 Reporting

- Hosted the international art exhibit *Impulse*, an interactive public art installation made up of illuminated seesaws where the public gets to be musicians and artists.
- Partnered with STEPS Public Art to support the development of two temporary public artwork exhibits through the Create Space Public Art Residency.
- In partnership with the Fort St. John Arts Council and the Office of the Human Rights Commissioner, the *From Hate to Hope* mural was installed at the Pomeroy Sport Centre. The piece is inspired by the Hate to Hope Inquiry conducted by the Office of the Human Rights Commissioner into the rise of hate in BC during the COVID-19 pandemic.
- Over 28,000 views on the quarterly Recreation, Leisure and Arts guides.
- Partnered with the Peace Country Pickleball Association to offer several introduction to pickleball sessions.
- Hosted the BC Hockey U15 Tier 1 Championship.
- Solidified a new Cultural Services Agreement and lease with the North Peace Cultural Society regarding the development of cultural services in our community.
- Hosted eight Music in the Park events featuring local and visiting bands and musicians.
- Launched the City's first Community Arts and Culture Framework.
- Updated the City's Parks and Recreation Plan to reflect the current needs of our community.
- Completed upgrades to the east portion of Kin Park, including new play equipment, boarded outdoor ice rink and pickleball courts, and pavilion with warming area and washrooms.
- Issued the second round of Diversity and Inclusion Micro-grants for organizations celebrating cultural diversity, equity and inclusion and improving relationships.
- Hosted the BC Long Track Speed Skating Championship and Canadian National Youth Long Track Speed Skating Championship.



Relationships & Advocacy

Initiate and foster relationships and advocate to decision makers on the issues that impact our community and our neighbours.

Strategic Objectives

Strengthen relationships with First Nations and Métis communities.

Develop partnerships with agencies that provide education, health, and public safety services.

Liaise and engage with local, regional, provincial, and federal governments, as well as industry to ensure sustainability for resource communities.

Why it matters

Recognizing that comprehensive solutions are needed to address the challenges faced by our community and our neighbours, it is imperative that we build strong relationships and partnerships with other agencies and organizations.

We also recognize the importance of addressing the calls to action from the Truth and Reconciliation Commission. We value the significant contributions of Indigenous Peoples who have lived and worked on the land for time immemorial and are committed to meaningful reconciliation to continue building a future based on relationships and mutual respect, beginning with acknowledging, reflecting and learning the truths. Read the Truth and Reconciliation Commission Reports and the Calls to Action at www.nctr.ca.

We are committed to taking the necessary steps to build these partnerships and work collaboratively towards achieving our shared goals.

2023 Reporting

- Received just under \$925,000 from the Government of Canada's Building Safer Communities Fund to enhance community safety through crime and violence prevention initiatives.
- Completed construction of the new RCMP Detachment that boasts a contemporary design and built to Net-Zero Energy standards, featuring innovative mass timber construction and a 145-kilowatt photovoltaic system. Due to the reduced energy demands, it is anticipated there will be an annual savings of more than \$60,000.
- Submitted to the annual Union of BC Municipalities Convention, three resolutions for consideration regarding, registering fees on title to increase transparency, creating an economic immigration program that provides local governments the ability to streamline and approve foreign workers, and additional addiction treatment capacity in rural and remote communities.
- Met with several medical professionals to aid in recruitment efforts.
- Collaborated with the Peace River Regional District, the Northern Rockies Regional Municipality, and other member communities to ensure we're meeting the requirements of the provincial *Accessible BC Act* through the creation of the Northeast BC Accessibility Plan.
- Partnered with VRS Communities to bring forward a 115-unit seniors housing complex on a vacant City-owned lot in the downtown core.
- Met with nine Provincial Ministers at the Union of BC Municipalities Convention to bring forward community concerns and opportunities.
- Supported thousands of evacuees from the surrounding areas during the 2023 Wildfire season through Emergency Support Services.
- Worked with local social services organizations, the RCMP, and Northern Health to listen to and address concerns related to community safety.
- Celebrated over 25 years of the Peace River Agreement funding to support the development of a healthy, vibrant community and thriving economic hub for residents, businesses and industry.



Economic Development

Enhance community economic development to provide opportunities and sustainability for Fort St. John.

Strategic Objectives

Develop an economic development strategy.

Implement and monitor the Downtown Action Plan.

Promote and demonstrate energy literacy.

Why it matters

We will engage with community members to identify the most pressing economic needs and challenges facing our city. By working together, we will develop community economic development strategies that reflect the unique character and resources of our community and region. These strategies will be designed to promote managed growth and development that is consistent with our vision of a livable and sustainable city.

Our goal is to build a robust and sustainable economy that provides ample opportunities and promotes a high standard of living for all members of our community. We firmly believe that by working collaboratively with our existing businesses and creating new opportunities, we can establish a thriving economy that not only enhances social well-being but also fosters growth and attracts investments.

2023 Reporting

- Completed the City's first Economic Development Strategy - *Resourceful Fort St. John*. This five-year strategy is the one plan that works to connect the dots between our economic and community development aspirations for an ambitious future.
- Supported local businesses through various initiatives, including the Local Downtown Marketing Micro-grant and Business Facade Improvement Program.
- Continued with the 100 Street Corridor Project to replace the aging underground infrastructure and improve the above ground streetscape, with wider sidewalks, boulevard trees, improved lighting and street furnishing.
- Issued building permits worth \$32.3 million, including 45 new residential units, and 14 commercial units.
- Launched the City's new Investment Profile, *Powering Possibility*, which showcases the opportunities for investment in our community.
- Supported over 130 local jobs and almost \$9 million in labour income through the City's Capital Projects program, which awarded over \$18 million to local companies to improve City infrastructure.
- Updated the Subdivision and Development Servicing Bylaw to support future subdivision and development opportunities.
- Partnered with VRS Communities to bring forward a 115-unit seniors housing complex on a vacant City-owned lot in the downtown core.
- Worked in partnership with the Fort St. John and District Chamber of Commerce to support local businesses through a business walk and the 2023 Holiday Shop Local Campaign.
- Met with various local businesses, groups, and organizations to understand their strengths and opportunities.



Organizational Excellence

Provide a healthy workplace that is inclusive and builds on our diversity, engagement, and sense of community.

Strategic Objectives

- Attract and retain the people that support the current and future needs of the community.
- Provide an environment where the safety, health, and wellness of our employees is prioritized.
- Invest in continuous learning and development.

Why it matters

Safe and healthy workplaces promote productivity, foster employee satisfaction and retention, and positively impact the quality of services provided to the community.

Inclusivity and diversity create an environment that acknowledges and respects differences, leading to enhanced creativity, innovation, and a broader perspective when solving problems. Continuous learning and development ensures that our workforce is better equipped to serve the needs of our community.

Engagement and a sense of community build stronger relationships between employees and the community, leading to better collaboration, understanding, and trust.

Overall, a safe, healthy, and inclusive workplace is vital for the City of Fort St. John’s success and growth.

2023 Reporting

- Hosted a one-day Health and Safety Conference with the theme *Recharge, revive and thrive* with over 100 attendees. The conference featured renowned guest speakers, including Dr. Susan Biali Haas and Joe Roberts.
- Ratified a new 3-year collective agreement with the International Association of Fire Fighters (IAFF) Local 2143 that expires at the end of 2024.
- Aquatics Manager, Kyla Bryde and the North Peace Leisure Pool won a Community Living British Columbia Widening Our World (WOW) award for demonstrating inclusivity in the workplaces.
- Completed an internal Safety Culture Audit and rolled out several initiatives in response to the findings.
- The award-winning Learning and Development program provided over 25 learning opportunities for City staff.
- Supported the hiring process through over 115 job openings.
- Completed the annual COR Maintenance Audit to maintain our BCMSA COR certification. The audits ensure progress in building a Health and Safety management system, assessing the management system’s effectiveness and highlighting areas for improvement.



Managing Assets

Build and manage assets that support the current and future needs of the community.

Strategic Objectives

Invest in building, improving, and maintaining physical and digital assets.

Embrace environmental responsibility through sustainable and effective practices.

Ensure accountable, transparent, and responsible financial management focused on value.

Why it matters

Our responsibility to the community is to create a sustainable and resilient environment that meets the needs of present and future generations.

This includes ensuring access to essential services such as clean water, sanitation, and safe streets, as well as maintaining and improving public facilities and assets.

To achieve this, we prioritize good governance, principles-based planning, and fiscal sustainability. We develop long-term community plans, maintain quality control, and continuously improve our services. Further, we are committed to providing safe public spaces and facilities that support an active and inclusive lifestyle.

As our community continues to grow, we must plan for future needs of our residents and businesses.

2023 Reporting

- Completed over \$18 million in Capital Projects to improve City infrastructure, such as roads, underground utilities, and facilities.
- Completed construction of the new RCMP Detachment that boasts a contemporary design and built to Net-Zero Energy standards, featuring innovative mass timber construction and a 145-kilowatt photovoltaic system. Due to the reduced energy demands, it is anticipated there will be an annual savings of more than \$60,000.
- Celebrated over 25 years of the Peace River Agreement funding to support the development of a healthy, vibrant community and thriving economic hub for residents, businesses and industry.
- Received the Government Financial Officers Association of the United States and Canada (GFOA) awarded a Canadian Award for Financial Reporting for the 2022 Annual Report.
- Completed upgrades to the east portion of Kin Park, including new play equipment, boarded outdoor ice rink and pickleball courts, and pavilion with warming area and washrooms.
- Received \$5.274 million from the Government of BC's Growing Communities Fund. This fund supports future capital infrastructure projects to enable community growth, such as drinking water supply and treatment facilities, storm water management, road improvements, natural hazard mitigation, or recreation-related amenities.
- Increased the road overlay program to extend the life of more roads and ensure the safe and efficient movement of traffic.

Awards and Accomplishments



Corporate

2019

Canadian Association of Municipal Administrators - Professional Development Award

2017

Clean Energy BC - Community of the Year

2016

Communities in Bloom - Four Blooms with special mention to the North Peace Museum
Communities in Bloom - Environmental Action Award



Passive House Project

2017

LEED Platinum Certification

2016

NCLGA Sustainability Award
Canadian Green Building Award - British Columbia
Northern BC Commercial Building Awards
Wood *WORKS!* BC - Community Recognition Award
UBCM Community Excellence Honourable Mention

2015

PHIUS Certification



Micro Hydro Project

2017

Canadian Association of Municipal Administrators - Environmental Award

2016

Association of Consulting Engineering - Award of Merit
NCLGA Sustainability Award
UBCM Community Excellence Honourable Mention



Community Engagement

2013

IABC Canada - Silver Leaf Multi-Audience Communication - "Let's Talk Site C"

IABC Canada - Silver Leaf Community Relations - "Let's Talk Site C"

IABC Canada - Gold Quill Award of Merit 2 Multi-Audience Communication - "Let's Talk Site C"

Canadian Award for Financial Reporting

The Government Financial Officers Association of the United States and Canada (GFOA) awarded a Canadian Award for Financial Reporting to the City of Fort St. John for its annual financial report for the fiscal year ended December 31, 2022. This is the City's ninth Canadian Award for Financial Reporting.

The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports.

In order to be awarded a Canadian Award for Financial Reporting a government unit must publish an easily readable and efficiently organized annual financial report, whose contents conform to program standards.

Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments, and address user needs.

A Canadian Award for Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Canadian Award for Financial Reporting program requirements, and we are submitting it to the GFOA for consideration.



Government Finance Officers Association

Canadian Award for Financial Reporting

Presented to

City of Fort St. John

British Columbia

For its Annual
Financial Report
for the Year Ended

December 31, 2022

Christopher P. Morill

Executive Director/CEO







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Financial Conditions Indicators



The City of Fort St. John is always looking for independent third-party measures to assess our financial conditions.

The Financial Conditions Indicators program was developed jointly by the Province of Nova Scotia, the Nova Scotia Federation of Municipalities, and the Association of Municipal Administrators Nova Scotia.

Through 14 key indicators, it assesses the municipality's risk and allows Fort St. John to view our financial performance by providing a snapshot of our strengths and areas where we may need to focus more attention. The indicators are split into three dimensions: Revenue, Budget, and Debt and Capital.

The Revenue Dimension assesses a municipality's revenue sources. A strong revenue base should have some growth to keep pace with the rising cost of services. It should also be broad, avoiding an over-reliance on provincial or federal transfers, a single large account, or one type of assessment.

The Budget Dimension includes indicators to assess the strength of a municipality's budgeting process. This includes preparing and following balanced budgets and ensuring sufficient funds on hand to pay expenses. Municipalities should strive to provide municipal services efficiently while maintaining a balance between tax burden and income.

The Debt and Capital Dimension includes indicators to assess the strength of a municipality's longer-term financial planning. A municipality with a strong capital planning process makes regular investments in infrastructure as existing equipment and facilities age, and maintains funds in reserves for upcoming capital projects and unforeseen financial difficulties.

Revenue Dimension		Budget Dimension		Debt and Capital Dimension	
Reliance on transfers	37.3% (High)	Residential tax burden	2.6% (Low)	Debt service	2.8% (Low)
Uncollected taxes	7.7% (Low)	Deficits in the last 5 years	5 (High)	Outstanding debt	0.9% (Low)
3-year change in tax base	8.6% (Low)	3-year budget accuracy	1.5% (Low)	Infrastructure Lifecycle	75.6% (Low)
Commercial assessment	29.4% (Low)	Liquidity	3.3 (Low)	Capital Investment	217.7% (Low)
Reliance on a single account	0.6% (Low)			Reserves	101.9% (Low)
Overall Assessment	12 (Low)	<p>Low Risk (10 - 14 Financial Conditions Indicators meet low threshold)</p> <p>Moderate Risk (8 or 9 Financial Conditions Indicators meet low threshold)</p> <p>High Risk (7 or less Financial Conditions Indicators meet low threshold)</p>			

Revenue Dimension

Reliance on Transfers

Reliance or dependency on another level of government to provide funding to meet the service needs of a municipality can limit a Council's autonomy in making decisions or limit the level of services provided.

Transfers from other Governments	\$38,832,988
Total Revenue	\$104,196,453
2023 Assessed Risk	37.3% (High)

Risk Thresholds

Low	Less than 15%
Moderate	15% - 20%
High	Greater than 20%

Uncollected Taxes

Municipalities have a number of tools at their disposal to ensure that property taxes are paid. Failure to collect tax revenue can significantly impact actual revenue, cash flow and the ability to provide services.

Total taxes billed but not paid	\$4,250,491
Total taxes billed this year	\$55,054,908
2023 Assessed Risk	7.7% (Low)

Risk Thresholds

Low	Less than 10%
Moderate	10% - 15%
High	Greater than 15%

3-year Change in Tax Base

The cost to deliver municipal services increases year over year. If a municipality's tax base does not grow, Council will need to seek ways to raise revenue or reduce expenditures to maintain service levels.

Change in tax base over the last 3 years	\$312,353,889
Tax base 2020	\$3,631,859,053
2023 Assessed Risk	8.6% (Low)

Risk Thresholds

Low	Equal or above CPI % change
Moderate	Below CPI % change
High	Negative growth

Commercial Assessment

Commercial tax rates are generally higher than residential tax rates and are a key source of revenue for municipalities. A low percentage may indicate a weaker tax base and could be a sign of low economic activity.

Value of commercial assessment	\$1,158,100,796
Total assessment	\$3,944,212,942
2023 Assessed Risk	29.4% (Low)

Risk Thresholds

Low	Greater than 25%
Moderate	15% - 25%
High	Less than 15%

Reliance on a Single Account

If the municipality is reliant on a single employer or institution for a large portion of their revenue, closure or downsizing could pose a significant threat to the viability of the municipality.

Assessed value of largest property	\$22,642,200
Total assessed value	\$3,944,212,942
2023 Assessed Risk	0.6% (Low)

Risk Thresholds

Low	Less than 10%
Moderate	10% - 15%
High	Greater than 15%

Budget Dimension

Residential Tax Burden Ratio

Tax burden highlights the tax room used by a municipality. A higher percentage may indicate that residents do not have the income to support a tax increase.

Average residential tax bill	\$3,191
Average Household Income*	\$121,933

2023 Assessed Risk **2.6% (Low)**

**used \$114,900 (Statistics Canada 2020) x 2% inflation per year*

Risk Thresholds

Low	Less than 4%
Moderate	4% - 6%
High	Greater than 6%

Deficits in the Last 5 Years

Municipalities in BC are not permitted to budget for a deficit and must repay any deficits out of the following year's tax levy. Multiple deficits in a short period may indicate a reduced ability to provide municipal services.

Number of deficits in the last 5 years	5
2023 Assessed Risk	5 (High)

Risk Thresholds

Low	None
Moderate	One
High	Two or more

3-year Budget Accuracy

A large variance could indicate difficulty planning and executing budgets. Three years are used to ensure that the ratio is based on regular budget performance, not a single extraordinary event.

Sum of surpluses and deficits over the past 3 years	-\$2,095,695
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Total expenditures for those 3 years \$237,442,059

2023 Assessed Risk **1.5% (Low)**

Risk Thresholds

Low	Less than 4%
Moderate	4% - 8%
High	Greater than 8%

Liquidity

Liquidity measures whether a municipality is maintaining enough cash on hand to pay its bills. If a municipality does not maintain sufficient liquid assets it could indicate a cash flow problem.

Short-term assets	\$88,729,693
Short-term liabilities	\$26,815,459

2023 Assessed Risk **3.3 (Low)**

Risk Thresholds

Low	Greater than 1.5
Moderate	1 - 1.5
High	Less than 1

Debt and Capital Dimension

Debt Service

Long-term borrowing to finance capital projects is an important part of sound financial management. However, high debt service costs limit the funds available for other municipal expenses.

Principal and interest paid on long-term debt	\$1,777,564
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Total own source revenue	\$64,021,730
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2023 Assessed Risk	2.8% (Low)
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Risk Thresholds

Low	Less than 10%
Moderate	10% - 15%
High	Greater than 15%

Outstanding Debt

Municipalities must balance the need for new infrastructure with the community's ability to pay for new assets. A high outstanding debt ratio may limit the ability to borrow and could overburden future budgets with debt servicing costs.

Total outstanding long-term debt	\$33,741,504
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Total tax base	\$3,944,212,942
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2023 Assessed Risk	0.9% (Low)
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Risk Thresholds

Low	Less than 25%
Moderate	25% - 50%
High	Greater than 50%

Infrastructure Lifecycle

A low percentage indicates that a municipality's infrastructure is approaching the end of its useful life and significant investment will be required to replace the assets.

Net book value of all capital assets	\$552,062,520
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Total original cost of all capital assets	\$730,471,580
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2023 Assessed Risk	75.6% (Low)
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Risk Thresholds

Low	Greater than 50%
Moderate	35% - 50%
High	Less than 35%

Capital Investment

Municipalities can expect replacement costs to be higher than the original cost of the assets. If the rate of depreciation is faster than the rate a municipality is investing in its assets then the community will face significant capital investment in the future.

Annual investment in capital assets	\$34,124,597
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Annual depreciation on capital assets	\$15,675,764
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2023 Assessed Risk	217.7% (Low)
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Risk Thresholds

Low	Greater than 150%
Moderate	100% - 150%
High	Less than 100%

Reserves

Reserves are an indication of a municipality's financial planning. If a municipality has healthy operating and capital reserves it is prepared for unexpected difficulties, and is planning to replace or improve its existing assets.

Total operating and capital reserves	\$78,413,682
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Total expenditures	\$76,974,376
--------------------	--------------

2023 Assessed Risk	101.9% (Low)
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Risk Thresholds

Low	Greater than 40%
Moderate	30% - 40%
High	Less than 30%

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MANAGEMENT REPORT

These financial statements and accompanying notes to the financial statements have been prepared by management in accordance with Section 171(2) of the *Community Charter*. The integrity and objectivity of these statements are management's responsibility. Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The elected Council of the City of Fort St John is responsible for ensuring management fulfills its responsibilities for financial reporting and is ultimately responsible for reviewing and approving the financial statements. Council carries out their responsibility principally at Committee of the Whole and Regular Council meetings.

Council considers for approval the engagement or re-appointment of external independent auditors and reviews the periodic financial reports.

The external auditors, Sander Rose Bone Grindle LLP, Chartered Accountants, conduct an independent examination, in accordance with generally accepted auditing standards, and express their opinion on the financial statements. Their examination includes a review and evaluation of the corporation's system of internal control and appropriate tests and procedures to provide reasonable assurance that the financial statements are presented fairly. The external auditors have full access to the elected Council.

On behalf of the City of Fort St John

Shirley Collington
Director of Finance
April 24, 2024

Milo MacDonald
Chief Administrative Officer
April 24, 2024

**CHARTERED PROFESSIONAL ACCOUNTANTS***Partners*

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- * Jason Grindle, B. Comm., CPA, CA
- * Jaron Neufeld, B. Comm., CPA, CA
- * Ben Sander, B. Comm., FCPA, FCA (Retired)

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INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of City of Fort St. John

Opinion

We have audited the financial statements of City of Fort St. John, which comprise the statement of financial position as at December 31, 2023, the statement of operations, the statement of cash flows and changes in net financial assets for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of City of Fort St. John as at December 31, 2023 and the result of its operations and its cash flows for the year then ended in accordance with the Canadian accounting standards for Public Sector.

Basis for Opinion

We conduct our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Municipality in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with those requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter – Restated Comparative Information

We draw attention to Note 3 to the financial statements, which explain that certain comparative information presented for the year ended December 31, 2022 has been restated. Our opinion is not modified in respect of the matter.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for Public Sector, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Municipality's ability to continue as a going concern, disclosing, as applicable, matter relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Municipality or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Municipality financial reporting process.

(continues)



Member, Chartered Professional Accountants of British Columbia and Alberta

* Denotes Professional Corporations

Independent Auditor's Report to the Mayor and Council of City of Fort St. John *(continued)**Auditor's Responsibilities for the Audit of the Financial Statements*

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Municipality's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Municipality's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, further events or conditions may cause the Municipality to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statement represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Fort St. John, BC
April 24, 2024

Sander Rose Bone Grindle LLP
Chartered Professional Accountants

Sander Rose Bone Grindle LLP
CHARTERED PROFESSIONAL ACCOUNTANTS

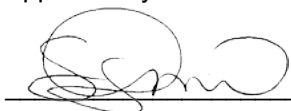
City of Fort St. John

Statement of Financial Position

As At December 31, 2023

	2023	2022 Restated
Financial assets		
Cash (Note 4)	\$ 37,110,834	\$ 22,481,176
Receivables (Note 6)	10,316,011	11,479,627
Investments (Note 7)	41,302,848	50,216,986
Municipal Finance Authority debt reserve deposits (Note 8)	2,253,388	2,229,356
Property acquired for taxes subject to redemption (Note 9)	1,641,716	13,322
	92,624,797	86,420,467
Liabilities		
Payables and accruals (Note 10)	19,115,994	21,745,297
Accrued interest payable	360,884	321,987
Deferred revenue (Note 12)	7,338,581	6,683,184
Municipal Finance Authority debt reserve (Note 8)	2,253,388	2,229,356
Long term debt (Note 13)	31,488,116	34,097,151
Employee future benefit obligations (Note 14)	444,000	417,900
Asset retirement obligation (Note 15)	2,342,332	2,285,658
	63,343,295	67,780,533
Net Financial assets	29,281,502	18,639,934
Non-financial assets		
Prepaid expenses	387,887	446,766
Inventories of supplies	2,082,078	2,121,978
Tangible capital assets (Note 16)	552,062,520	535,383,232
	554,532,485	537,951,976
Accumulated surplus (Note 17)	\$583,813,987	\$556,591,910

Approved by:



Shirley Collington
Director of Finance

See accompanying notes to financial statements.

City of Fort St. John

Statement of Operations and Accumulated Surplus

For the Year Ended December 31, 2023

	Budget Unaudited	2023	2022 Restated
Revenue			
Net municipal property taxes (Note 18)	\$ 37,567,094	\$ 37,633,810	\$ 34,771,612
Grants in lieu of taxes	475,000	510,264	485,272
Services provided to other governments	1,180,156	2,309,395	1,641,440
Sale of services	13,534,500	14,034,659	13,384,684
Other revenue from own sources	5,121,750	6,224,282	5,444,080
Government transfers (Note 20)	37,415,614	38,832,988	30,471,001
Return on investment	1,755,000	3,613,887	1,612,977
Actuarial adjustments	861,000	831,471	796,364
Developer contributions	661,000	-	-
Gain on disposal of tangible capital assets	-	205,697	36,980
	98,571,114	104,196,453	88,644,410
Expenses			
General government services	12,023,089	11,405,832	10,410,190
Protective services	18,051,505	19,892,188	18,041,752
Transportation	18,264,213	19,838,863	18,384,680
Public health and welfare	1,517,895	1,568,370	1,585,637
Environmental development	3,054,795	2,148,206	2,124,792
Recreation and cultural	13,114,573	12,872,957	12,404,180
Water utility services	4,643,828	5,138,267	4,732,386
Sewer utility services	3,621,575	4,109,693	3,671,317
	74,291,473	76,974,376	71,354,934
Annual surplus	24,279,641	27,222,077	17,289,476
Accumulated surplus, beginning of year as previously reported	525,090,684	556,591,910	541,523,801
Prior period adjustment (Note 3)	-	-	(2,221,367)
Accumulated surplus, beginning of year, as restated	525,090,684	556,591,910	539,302,434
Accumulated surplus, end of year	\$549,370,325	\$583,813,987	\$556,591,910

See accompanying notes to financial statements.

City of Fort St. John

Statement of Changes in Net Financial Assets

For the Year Ended December 31, 2023

	Budget Unaudited	2023	2022 Restated
Annual Surplus	\$ 24,279,641	\$ 27,222,077	\$ 17,289,476
Acquisition of tangible capital assets	(49,745,080)	(34,124,597)	(54,237,440)
Amortization of tangible capital assets	13,741,100	15,675,764	14,170,223
Loss (gain) on disposal of tangible capital assets	-	1,351,423	471,762
Proceeds on disposal of tangible capital assets	-	418,122	551,642
	(11,724,339)	10,542,789	(21,754,337)
Inventories of supplies	-	(2,082,078)	(2,121,978)
Consumption of inventories of supplies	-	2,121,978	2,185,164
Prepaid expenses	-	(387,887)	(446,766)
Use of prepaid expenses	-	446,766	296,191
	-	98,779	(87,389)
Change in net financial assets	(11,724,339)	10,641,568	(21,841,726)
Net financial assets, beginning of year	-	18,639,934	40,481,660
Net financial assets, end of year	\$ (11,724,339)	\$ 29,281,502	\$ 18,639,934

See accompanying notes to financial statements.

City of Fort St. John

Statement of Cash Flows

For the Year Ended December 31, 2023

	2023	2022 Restated
Operating Activities		
Annual surplus	\$ 27,222,077	\$ 17,289,476
Items not involving cash:		
Amortization of tangible capital assets	15,675,764	14,170,223
Actuarial adjustment on long term debt	(831,471)	(796,364)
Accretion expense	55,500	54,157
Loss (gain) on disposal of tangible capital assets	1,351,423	471,762
Changes in non-cash operating assets and liabilities:		
Receivables - decrease (increase)	1,163,616	(2,795,284)
Inventories of supplies - decrease	39,900	63,186
Prepaid expenses - decrease (increase)	58,879	(150,574)
Tax sale properties - (increase) decrease	(1,628,394)	412,102
Payables and accruals - (decrease) increase	(2,629,302)	3,599,922
Accrued interest payable - increase	38,897	78,919
Deferred revenue - increase	655,397	145,984
Employee benefits and other liabilities - increase	26,100	20,700
	41,198,386	32,564,209
Capital Activities		
Proceeds on disposal of tangible capital assets	418,122	551,642
Purchase of tangible capital assets	(34,123,424)	(54,237,440)
	(33,705,302)	(53,685,798)
Financing Activities		
Long term debt borrowing proceeds	-	6,765,724
Long term debt principal repayment	(1,777,564)	(1,442,279)
	(1,777,564)	5,323,445
Investing Activities		
Decrease (increase) in investments	8,914,138	(50,216,986)
(Decrease) in cash	14,629,658	(66,015,130)
Cash, beginning of year	22,481,176	88,496,306
Cash, end of year	\$ 37,110,834	\$ 22,481,176

See accompanying notes to financial statements.

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

1. Significant Accounting Policies

The financial statements of the City of Fort St. John 'the City' are prepared by management in accordance with Canadian generally accepted accounting principles for governments as recommended by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada. Significant accounting policies adopted by the City are as follows:

a. Reporting entity

The financial statements include a combination of all the assets, liabilities, accumulated surplus, revenues and expenses of all the City's activities and funds. Inter-departmental balances and organizational transactions have been eliminated.

(i) Consolidated entities

The City does not control any significant external entities and accordingly no entities have been consolidated in the financial statements.

(ii) Funds held in trust

The financial statements exclude trust assets that are administered for the benefit of external parties (note 21).

b. Basis of accounting

The City follows the accrual method of accounting for revenues and expenses. Revenues are recognized in the period in which the transactions or events occurred that gave rise to the revenues, and expenses are recognized in the period the goods and services are acquired and a liability is incurred or transfers are due.

c. Government transfers

Government transfers are recognized in the financial statements as revenues in the period the transfers are authorized and any eligibility criteria have been met, except when and to the extent that the transfer gives rise to an obligation that meets the definition of a liability for the recipient government. Transfers received which meet the definition of a liability are included in deferred revenue.

d. Use of estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Significant estimates include assumptions used in estimating allowance for doubtful accounts, historical cost, asset retirement obligations, and useful lives of tangible capital assets. Actual results could differ from these estimates.

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

1. Significant Accounting Policies continued

e. Financial instruments

The City's financial instruments consist of cash and cash equivalents, receivables, investments, Municipal Finance Authority debit reserve deposits, payables and accruals, accrued interest payable, Municipal Finance Authority debt reserve and long-term debt.

All financial assets and liabilities are recorded at cost or amortized cost and the associated transaction costs are added to the carrying value of these investments upon initial recognition and amortized using the effective interest rate method.

f. Employee future benefits

Sick leave and other retirement benefits are available to the City's employees. The costs of these benefits are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The obligations under these benefit plans are accrued based on projected benefits as the employees render services necessary to earn the future benefits.

g. Revenue recognition - Taxation

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized, and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as taxes for municipal services in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectible amounts. Levies imposed by other taxing authorities are not included as taxes for municipal purposes.

Through the British Columbia Assessment's appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes may have been included in initial estimates when recording revenue; to the extent that adjustments exceed the initial estimates, they are recognized at the time they are awarded.

h. Cash and cash equivalents

Cash equivalents include short-term investments with a term to maturity of 90 days or less from the date of acquisition.

i. Prepaid expenses

Prepaid expenses consist mainly of unexpired insurance premiums and deposits which are amortized over the term of the respective policies or as they are used.

j. Non-financial assets

Tangible capital assets and other non-financial assets are accounted for as assets by the City because they can be used to provide government services in future periods. These assets do not normally provide resources to discharge the liabilities of the City unless they are sold.

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

1. Significant Accounting Policies continued

k. Deferred revenue

User fees and charges

Certain user charges and fees are collected for which the related services have yet to be performed. Revenue is recognized in the period when the related expenses are incurred or the services performed.

Deferred development cost charges (DCC)

The City collects development cost charges (DCC) to pay for a proportionate share of infrastructure related to new growth. In accordance with the Local Government Act, these funds must be deposited into a separate reserve fund. These funds are treated as deferred revenue until such time as the revenue can be recognized.

Sponsorships and leases

The City received sponsorship and lease revenue. These revenues are recognized over the term of the agreements. The terms of the agreements range from two to thirty years.

l. Tangible capital assets

Tangible capital assets are recorded at cost, which includes all charges directly attributable to placing the asset in its intended location and condition of use. Interest on debt during the construction period of a capital project is not capitalized. Contributed tangible capital assets are recorded at fair value at the time of donation, with a corresponding amount recorded as revenue. The cost, less residual value, of the tangible capital assets, excluding land, are amortized on a straight line basis over their estimated lives as follows:

	Useful life - years
Land improvements	80
Buildings	20-50
Machinery and equipment	5-20
Infrastructure	30-80
Water	15-80
Sewer	10-90

A full year of amortization is claimed in the year of acquisition, providing the asset is in use, and no amortization is claimed in the year of disposal.

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

1. Significant Accounting Policies continued

m. Inventories of supplies

Inventories of supplies include gravel piles and raw gravel material. These inventories held for consumption are recorded at the lower of cost and replacement cost and are measured using Average Weighted Cost. Maintenance, operating and office supplies are not inventoried.

n. Land held for resale

Properties available for sale include real estate properties which are ready and available to be sold for which there is a market. They are valued at the lower of cost or expected net realizable value.

o. Budget presentation

The budget approved in March 2023 is presented in the financial statements, any subsequent amendments have not been included.

p. Appropriated surplus

Certain amounts, as approved by City Council, are set aside in reserves for future operating and capital expenses.

q. Segment disclosure

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objective of the standard. The City has presented a description of the segmented information in Note 25 of the financial statements and identified segmented information in Schedule 1.

r. Asset retirement obligation

The City recognizes asset retirement obligation costs associated with the retirement of tangible long-lived assets. The liability for the removal of asbestos in city owned buildings, decommissioning of wells no longer in service, the restoration of leased premises and reclamation of land has been recognized based on estimated future expenses. Under the modified retrospective method, the discount rate and assumptions used in the initial recognition are those as of the date of adoption of the standard. Assumptions used in the subsequent calculations are reviewed yearly.

The asset retirement cost is capitalized as part of the cost of the related asset, and amortized over the remaining life of the asset following the amortization policy outlined in (l). The liability is discounted using a present value calculation, and adjusted yearly for accretion expense.

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

2. Change in accounting policy

PS 3450 - Financial instruments

On January 1, 2023 the City adopted the Public Accounting standard PS 3450 - *Financial Instruments*. The new standard establishes requirements for recognition, measurement, derecognition, presentation and disclosure of financial assets and financial liabilities, including derivatives.

The standard requires fair value measurement of derivatives and equity instruments, all other financial instruments can be measured at cost, amortized cost, or fair value at the election of the government. There is the requirement to disclose the nature and extent of the risks arising from financial instruments.

There were no financial implications in the adoption of the new standard.

3. Prior period adjustment

During the year it was determined that certain tangible capital assets had not been disposed of in the appropriate accounting period. As a result of this a prior period adjustment was made to dispose of \$7,080,064 in capital assets and \$4,858,697 in accumulated amortization. This adjustment resulted in a decrease to opening capital equity of \$2,221,367.

4. Cash

	2023	2022
Cash and bank	\$ 3,047,272	\$ 1,381,631
TD Bank Savings	27,856,280	9,981,110
Credit Union Savings	6,207,282	11,118,435
	\$ 37,110,834	\$ 22,481,176

5. Restricted cash

Cash and investments includes \$5,477,466 (2022 - \$5,053,871) set aside for development cost charges, \$1,609,158 (2022 - \$1,453,276) set aside for statutory reserves in the reserve fund and \$85,049,033 (2022 - \$53,695,954) for appropriated surplus in the general fund.

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

6. Receivables

	2023	2022
Trade and other receivables		
Federal Government	\$ 1,030,314	\$ 1,381,971
Other Government agencies	2,676,183	2,877,856
General	1,704,150	1,314,562
Property taxes receivable	4,250,491	5,079,495
Utilities receivables	799,503	884,067
Receivables, gross	10,460,641	11,537,951
Allowance for doubtful accounts	(144,630)	(58,324)
Receivables, net of allowances	\$ 10,316,011	\$ 11,479,627

7. Investments

Investments consist of guaranteed investment certificates and have costs that approximate market values. They have stated interest rates of 4.25%, 5.08%, and 5.65% and matures on Feb 2, 2024, Feb 8, 2024, and May 7, 2024 respectively.

8. Municipal Finance Authority debt reserve deposits and demand notes

The City issues its debt instruments through the Municipal Finance Authority (MFA). As a condition of these borrowings, a portion of the debenture proceeds are withheld by the MFA as a debt reserve fund. The City also executes demand notes in conjunction with each debenture whereby the City may be required to loan certain amounts to the MFA.

The details of the cash deposits and demand notes are as follows:

	Cash deposits	Demand notes	2023	2022
General Fund Operations	\$ 509,363	\$ 906,920	\$ 1,416,283	\$ 1,400,929
Water Fund Operations	44,891	87,117	132,008	130,655
Sewer Fund Operations	242,973	462,124	705,097	697,772
	\$ 797,227	\$ 1,456,161	\$ 2,253,388	\$ 2,229,356

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

9. Tax sale properties

	Opening balance	Additions	Transfers and redemptions	2023	2022
Property acquired for taxes subject to redemption	\$ 13,322	\$ 1,641,716	\$ 13,322	\$ 1,641,716	\$ 13,322

10. Payables and accruals

	2023	2022
Trade accounts and accruals		
Federal government	\$ 4,997,809	\$ 3,128,350
Other government agencies	549,103	776,818
General	5,656,027	5,536,637
Payroll and benefits	2,820,891	3,147,629
Deposits	5,092,164	9,155,862
	\$ 19,115,994	\$ 21,745,297

11. Line of credit

TD Canada Trust has extended a demand operating facility of up to \$10,000,000 (2022 - \$10,000,000) which was not used at December 31, 2023. This facility bears interest at prime rate minus 0.75%.

12. Deferred revenue

	December 31, 2022	Externally restricted inflows	Revenue earned	December 31, 2023
Pomeroy Sports Centre - School District #60 lease	\$ 808,661	\$ -	\$ (46,654)	\$ 762,007
Development Cost Charges (DCC)	5,053,871	423,595	-	5,477,466
Other	820,652	1,009,101	(730,645)	1,099,108
	\$ 6,683,184	\$ 1,432,696	\$ (777,299)	\$ 7,338,581

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

13. Long term debt

The City obtains debt instruments through the Municipal Finance Authority of British Columbia (MFA) pursuant to security issuing bylaws under authority of the Community Charter to finance certain expenditures.

Gross amount of the debt less repayments and actuarial adjustments to date are as follows:

	Gross debt	Repayments and actuarial adjustments	Net debt 2023	Net debt 2022
General Fund Operations	\$ 35,934,062	\$ 13,810,046	\$ 22,124,016	\$ 23,649,094
Water Fund Operations	2,899,965	1,950,015	949,950	1,118,591
Sewer Fund Operations	17,400,132	8,985,982	8,414,150	9,329,466
	\$ 56,234,159	\$ 24,746,043	\$ 31,488,116	\$ 34,097,151

Current borrowing includes:

MFA	Issue date	Term (yrs)	Maturity	Interest rate	Refinancing date *
Issue 81	Apr 22, 2004	20	Apr 22, 2024	2.40%	Apr 22, 2014
Issue 85	Oct 25, 2004	20	Dec 02, 2024	2.00%	Dec 02, 2014
Issue 97	Apr 19, 2006	20	Apr 19, 2026	4.66%	Apr 19, 2016
Issue 101	Apr 11, 2007	20	Apr 11, 2027	4.52%	Apr 11, 2017
Issue 102	Nov 02, 2007	30	Dec 01, 2037	4.82%	Dec 01, 2022
Issue 103	Apr 23, 2008	30	Apr 23, 2038	4.65%	Apr 23, 2023
Issue 105	Apr 21, 2009	20	Jun 30, 2029	4.90%	Jun 03, 2019
Issue 110	Apr 08, 2010	20	Apr 08, 2030	4.50%	Apr 08, 2020
Issue 118	Apr 11, 2012	20	Apr 11, 2032	3.40%	Apr 11, 2022
Issue 126	Sept 26, 2013	20	Sept 25, 2033	3.85%	Sept 25, 2023
Issue 130	Oct 14, 2014	20	Oct 14, 2034	3.00%	Oct 14, 2024
Issue 133	Oct 02, 2015	20	Oct 02, 2035	2.75%	Oct 02, 2025
Issue 142	Oct 04, 2017	20	Oct 04, 2037	3.15%	Oct 04, 2027
Issue 147	Apr 09, 2019	20	Apr 09, 2039	3.00%	Apr 09, 2029
Issue 157	Apr 08, 2022	20	Apr 08, 2042	2.32%	Apr 08, 2032
Issue 158	Sept 23, 2022	20	Sept 23, 2042	2.90%	Sept 23, 2032

* On the refinancing date the City has the option to retire the debt early or refinance the borrowing at a new interest rate.

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

13. Long term debt continued

Repayments on net outstanding debt over the next five years and thereafter are as follows:

2024	\$ 2,709,434
2025	2,672,145
2026	2,765,292
2027	2,815,165
2028	2,342,957
2029 and thereafter	18,183,123
Total	\$ 31,488,116

Total Interest expense recorded for the year ended December 31, 2023 was \$1,922,137 (2022- \$1,517,379).

14. Employee future benefit obligations

The City provides sick leave benefits to active employees and those who retire from the City. Non-vested benefits represent the actuarially determined value of the City's liability for future employee benefits which the City is not contractually obligated to pay upon retirement to an employee, but is instead conditional on future employment.

	2023	2022
Accrued benefit obligation		
Balance, beginning of year	\$ 417,900	\$ 397,200
Non-pension expense	44,000	56,000
Expected benefit payments	(17,900)	(35,300)
	\$ 444,000	\$ 417,900

The accrued benefit obligations and the net periodic benefit cost were estimated by actuarial valuation as of December 31, 2023.

The significant actuarial assumptions adopted in measuring the City's accrued benefit obligations are as follows:

	2023	2022
Discount rates	4.1%	4.4%
Expected future inflation rates	2.5%	2.5%
Expected wage and salary increases	2.5% - 5.9%	2.5% - 5.9%
Expected average remaining service lifetime	13	13

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

14. Employee future benefit obligations continued

Pension

The City of Fort St. John and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2022, the plan has about 240,000 active members and approximately 124,000 retired members. Active members include approximately 43,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contributions rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate is then adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2021 indicated a \$3,761 million funding surplus for basic pension benefits on a going concern basis.

The City of Fort St. John paid \$2,061,608 (2022 - \$1,876,461) for employer contributions while employees contributed \$1,816,349 (2022 - \$1,652,429) to the plan in fiscal 2023. The next valuation will be as at December 31, 2024, with results available in 2025.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

15. Asset retirement obligation

The City's Asset retirement obligations consists of the following obligations:

a. Asbestos removal

The City owns several buildings that are known to contain asbestos, which represents a health risk upon renovation or demolition of these buildings. There is a legal obligation to remove asbestos. Following the adoption of PS3280 - Asset retirement obligations, the City recognized an obligation relating to the removal and post-removal care of the asbestos in these buildings as estimated on January 1, 2022. Estimated costs have been discounted to the present value using a discount rate of 2.43% per annum.

b. Well decommissioning

The City has in service several water wells. In accordance with the Water Sustainability Act, when these wells are no longer in service they must be decommissioned by removing and filling the well. Following the adoption of PS3280 - Asset retirement obligations, the City recognized an obligation relating to the decommissioning of these wells as estimated on January 1, 2022. Estimated costs have been discounted to the present value using a discount rate of 2.43% per annum.

c. Restoration of leased premises

The City has a lease agreement containing a clause to return the land or building to its original state at the end of the lease period. Following the adoption of PS3280 - Asset retirement obligations, the City recognized an obligation relating to the restoration of leased premises as estimated on January 1, 2022. Estimated costs have been discounted to the present value using a discount rate of 2.43% per annum.

d. Land Reclamation

The City owns a gravel pit. The operating permit contains a reclamation clause, stating the land must be reclaimed for agricultural use at the end of the gravel pits useful life. Adoption of PS3280 - Asset retirement obligations, the City recognized an obligation relating to the reclamation of the gravel pit as estimated on January 1, 2022. Estimated costs have been discounted to the present value using a discount rate of 2.43% per annum.

Asset Retirement Obligation

				2023		2022	
	Land	Buildings	Water Infrastructure				
Balance, beginning of year	\$ 187,572	\$ 2,014,735	\$ 83,351	\$ 2,285,658		\$ 2,231,501	
Additions	-	1,174	-	1,174		-	
Accretion	4,552	48,925	2,023	55,500		54,157	
Balance, end of year	\$ 192,124	\$ 2,064,834	\$ 85,374	\$ 2,342,332		\$ 2,285,658	

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

16. Tangible capital assets

	Land	Land Improvements	Buildings	Machinery & Equipment	General Infrastructure	Water Infrastructure	Sewer Infrastructure	Work in Progress	2023	2022 Restated
Cost										
Balance, beginning of year	\$ 18,254,749	\$ 29,823,023	\$ 120,259,678	\$ 34,997,172	\$ 327,190,361	\$ 74,974,016	\$ 68,614,961	\$ 56,357,620	\$ 730,471,580	\$ 680,539,885
Prior period adjustment	-	-	-	-	(6,260,351)	(806,784)	(12,929)	-	(7,080,064)	(7,080,064)
Balance, beginning of year as restated	18,254,749	29,823,023	120,259,678	34,997,172	320,930,010	74,167,232	68,602,032	56,357,620	723,391,516	673,459,821
Additions	1,915,083	4,921,366	2,110,607	3,565,773	13,144,531	2,202,385	1,291,610	5,186,677	34,338,032	54,237,440
Disposals	(36,087)	(82,719)	(548,522)	(1,500,396)	(2,061,563)	(23,931)	(29,845)	-	(4,283,063)	(4,305,745)
Reallocation of work in progress	294,209	30,038	47,553,344	868,562	2,049,631	830,187	476,671	(52,316,076)	(213,434)	-
Balance, end of year	20,427,954	34,691,708	169,375,107	37,931,111	334,062,609	77,175,873	70,340,468	9,228,221	753,233,051	723,391,516
Accumulated amortization										
Balance, beginning of year	-	3,395,602	36,276,093	17,062,675	85,154,952	28,768,765	22,208,894	-	192,866,981	181,979,099
Prior period adjustment	-	-	-	-	(4,202,193)	(652,662)	(3,842)	-	(4,858,697)	(4,858,697)
Balance, beginning of year as restated	-	3,395,602	36,276,093	17,062,675	80,952,759	28,116,103	22,205,052	-	188,008,284	177,120,402
Amortization of tangible capital assets	-	437,474	3,805,510	2,578,642	6,540,404	1,281,344	1,032,390	-	15,675,764	14,170,223
Disposals	-	(13,174)	(272,625)	(1,212,080)	(962,391)	(23,931)	(29,316)	-	(2,513,517)	(3,282,341)
Balance, end of year	-	3,819,902	39,808,978	18,429,237	86,530,772	29,373,516	23,208,126	-	201,170,531	188,008,284
Net book value, end of year	\$ 20,427,954	\$ 30,871,806	\$ 129,566,129	\$ 19,501,874	\$ 247,531,837	\$ 47,802,357	\$ 47,132,342	\$ 9,228,221	\$ 552,062,520	\$ 535,383,232

Included in the above additions are developers contributed tangible capital assets from subdivision development consisting of general infrastructure of \$0.00 (2022 - \$0.00), water infrastructure of \$0.00 (2022 - \$0.00) and sewer infrastructure of \$0.00 (2022 - \$0.00).

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

17. Accumulated surplus

	2023	2022 Restated
General Fund Accumulated Surplus		
Appropriated Surplus		
General Fund Surplus	\$ 64,648,339	\$ 33,360,768
Water Fund Surplus	12,970,303	14,557,518
Sewer Fund Surplus	7,430,391	5,777,668
	85,049,033	53,695,954
Unappropriated Surplus		
General	683,438	1,442,257
Water	500,000	500,000
Sewer	500,000	500,000
	1,683,438	2,442,257
	86,732,471	56,138,211
Capital Fund Accumulated Surplus		
Reserves		
Investment in Tangible Capital Assets		
Equity in CA - General	389,026,315	394,815,683
Equity in CA - Water	51,679,170	49,774,768
Equity in CA - Sewer	54,766,873	54,409,972
	495,472,358	499,000,423
Reserve Fund Accumulated Surplus		
Statutory Reserves		
Sale of City owned land	1,084,905	962,074
Parking Reserve	77,179	72,313
Parks Reserve	447,074	418,889
	1,609,158	1,453,276
Accumulated surplus	\$ 583,813,987	\$ 556,591,910

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

18. Net municipal property taxes

	2023	2022
Net municipal property taxes	\$ 37,580,400	\$ 34,763,864
Add: Requisitions collected on behalf of other taxing authorities		
Regional District	3,650,567	2,915,416
Provincial School	10,301,760	10,014,530
Regional Hospital District	3,296,544	3,149,030
British Columbia Assessment Authority	224,463	227,014
Municipal Finance Authority	1,174	1,120
	55,054,908	51,070,974
Requisitions remitted to other taxing authorities	(17,421,098)	(16,299,362)
Net municipal property taxes	\$ 37,633,810	\$ 34,771,612

19. Subsequent events

Subsequent to the year end the City sold land with a market value of \$1,700,000 for consideration of \$1, with the condition the land be used to develop an independent senior housing project.

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

20. Government transfers

	2023	2022
Unconditional		
Small Community Grant	\$ 116,000	\$ -
Traffic fines	284,000	357,740
Federal Canada Day	12,750	12,750
Local Government Climate Action Program	156,082	156,082
Northern Development Initiatives	135,000	150,329
	703,832	676,901
Conditional		
Peace River Regional District		
Regional Fire Protection	625,096	602,300
Other	14,389	16,978
Community Works Fund	985,954	944,941
Host Local Government Revenue (Gaming)	920,289	750,261
Peace River Agreement	26,189,827	25,905,260
Infrastructure grants	2,157,280	171,553
Community Measures Agreement	1,294,260	1,273,167
Strengthening Communities	218,061	129,640
*Growing Communities Fund	5,724,000	-
	38,129,156	29,794,100
Total government transfers	38,832,988	30,471,001
Operational	36,675,708	30,299,448
Capital	2,157,280	171,553
	\$ 38,832,988	\$ 30,471,001

*The City received a one-time grant from the Provincial Government in support of community growth. The funds were placed in the "Growing Communities" reserve and interest of \$317,923 was earned to Dec 31st.

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

21. Trust funds

The Cemetery Perpetual Care Trust is administered in accordance with the Cremation, Internment and Funeral Services Act. In accordance with PSAB guidelines, the Cemetery Perpetual Care Trust Fund is excluded from the City's financial statements.

	2023	2022
Financial assets		
Cash	\$ 365,612	\$ 337,822
Equity		
Balance, beginning of year	337,822	320,754
Care fund contributions	4,910	7,475
Interest earnings	22,880	9,593
	\$ 365,612	\$ 337,822

22. Commitments and contingencies

Risk of lawsuits

The City is exposed to lawsuits arising from the ordinary course of operations. Although the outcome of such matters cannot be predicted with certainty, management does not consider the City of Fort St John's exposure to lawsuits to be material to these financial statements.

Policing services

The Province of British Columbia and the Federal Government have an agreement with the Royal Canadian Mounted Police to provide police services for various municipalities in the Province. This agreement has a 20-year term expiring March 31, 2032.

23. North Peace Leisure Pool

	2023	2022
Revenues	\$ (751,298)	\$ (590,154)
Transfers from Peace River Regional District	(3,699,687)	(4,032,756)
	(4,450,985)	(4,622,910)
Pool - Expenses	4,450,985	4,622,910
	\$ -	\$ -

The City of Fort St. John operates the North Peace Leisure Pool for the Peace River Regional District. According to the terms of the existing operating agreement ownership of the facilities remains with the Peace River Regional District, therefore revenues and expenses are excluded from the City's financial statements.

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

24. Risk management

The City is exposed to the following risks from its uses of financial instruments: credit risk, liquidity risk, and market risk.

(i) Credit Risk

Credit risk is the risk of financial loss to the City if a debtor fails to discharge their obligation to the City. The City is exposed to this risk due to its cash and cash equivalents, grants and accounts receivable, and taxes receivable.

The City holds its cash and cash equivalents within federally regulated chartered banks, which mitigates the credit risk around cash and cash equivalents.

The City's investment policy operates within the constraints laid out in the *Community Charter*, investment of municipal funds. This puts limits on the types of investments the City may invest in, mitigating the credit risk.

Accounts receivable is comprised of government, corporate, and individual receivables. Government receivables are by their nature low risk and the City holds collateral on taxes and utilities payable through tax sale mechanism, mitigating the risk of default on these balances. The City also measures its exposure to credit risk based on how long amounts have been outstanding and an appropriate allowance is set up for doubtful accounts.

(ii) Liquidity Risk

Liquidity risk is the risk that City will not be able to meet its financial obligations as they become due. The City mitigates this risk by monitoring cash flows through budgeting and maintaining investments that can be converted to cash if unexpected cash outflows arise.

(iii) Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market. Market risk is comprised of three types of risk: currency risk, interest rate risk and other price risk.

Currency Risk

Currency risk is a risk arising from fluctuating foreign currencies. The City maintains a foreign cash account, which is used to pay for foreign transactions. The City mitigates its foreign currency risk by monitoring its foreign cash balance and replenishing funds when the market is favourable.

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

24. Risk management continued

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market interest rates. The City is exposed to this due to its interest-bearing debt and long-term investments. The City minimizes its debt interest rate risk by obtaining financing through the Municipal Finance Authority of BC (MFA), which monitors the market and launches appropriate debt instruments in favourable conditions. The City minimizes its long-term investment interest rate risk by investing in fixed rate guaranteed investments such as GIC's and term deposits.

Other price risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices (other than those arising from currency risk or interest rate risk). The City is not currently exposed to this type of risk.

It is management's opinion that through monitoring and mitigation practices the City is not exposed to significant risk arising from financial instruments..

25. Segmented information

The City of Fort St. John is a diversified municipal government institution that provides a wide range of services to its citizens. For management reporting purposes, the City's operations and activities are organized and reported by Funds. Funds were created for the purpose of recording specific activities to attain certain objectives in accordance with special regulations, restrictions or limitations. City services are provided by departments and their activities reported within these funds. Certain functions that have been separately disclosed in the segmented information, along with the services they provide, are as follows:

General government

The General Government operations provide the functions of Building Services and Maintenance, Corporate Administration, Finance, Human Resources, Legislative Services, Communications and any other functions categorized as non-departmental.

Protective services

Protective Services is comprised of four different functions, including the City's Emergency Management Agency, Fire, Police and Building Inspection Services. The Emergency Management Agency prepares the City to be more prepared and able to respond to, recover from, and be aware of, the devastating effects of a disaster or major catastrophic event that will impact the community. The Fire Department is responsible for providing critical, life-saving services in preventing or minimizing the loss of life and property from fire and natural or man-made emergencies. The Police Department ensures the safety of the lives and property of Fort St. John citizens through the enforcement of municipal bylaws, criminal laws and the laws of British Columbia, the maintenance of law and order, and the prevention of crime. The mandate of the Building Inspection services is to promote, facilitate and enforce general compliance with the provisions of bylaws that pertain to the health, safety and welfare of the community.

City of Fort St. John

Notes to the Financial Statements

For the Year Ended December 31, 2023

25. Segmented information continued

Transportation

Transportation is responsible for a wide variety of transportation functions such as Transit, Parking, Engineering Operations and Streets. Services provided include infrastructure development and maintenance, traffic control, transportation planning, snow removal and sanding, storm drains, review of land development impacts on transportation, traffic management, and pedestrian issues, on-street parking regulations, including street signs and painting as well as traffic signal timing.

Public health and welfare

Public Health and Welfare is comprised of Solid Waste Services and Cemeteries. The Solid Waste Collection and Recycling Operations Section is responsible for the collection of household garbage. The Cemeteries section is responsible for the operation and maintenance of City cemeteries.

Environmental development

Environmental Development is responsible for Planning, Economic Development, Land Management and Community Promotion. The mandate of Planning is to promote, facilitate and enforce general compliance with the provisions of bylaws that pertain to the health, safety and welfare of the community and provide a full range of planning services related to zoning, development permits, variance permits, and current regulatory issues. Economic Development and Community Promotion co-ordinates activities to promote the City and attract investment.

Recreation and cultural

Recreation and Cultural is responsible for the maintenance, planning and development of all park facilities such as trails, natural ecosystems, sport and entertainment venues and playgrounds for recreational and cultural enjoyment in a beautiful and safe environment; preserves and enhances green spaces on public lands. Recreation services facilitates the provision of recreation and wellness programs and services. Cultural co-ordinates and leads efforts to foster arts and culture, and work to create a City that is vibrant and people centred.

Sewer Utility

The Sewer Utility protects the environment and human health from the impacts of liquid wastes generated as a result of human occupation and development in the City.

Water Utility

The Water Utility delivers clean, safe and aesthetically pleasing potable water, in accordance with the Provincial Drinking Water Protection Act, to the citizens of the City of Fort St. John. The water is for the purpose of domestic consumption and fire fighting.

City of Fort St. John

Schedule 1 - Segmented Information

For the Year Ended December 31, 2023

	General Government	Protective Services	Transportation	Public Health Welfare	Environmental Development	Recreation and Cultural	Utilities - Water	Utilities - Sewer	2023 Actual	2023 Budget Unaudited	2022 Restated Actual
Net municipal property taxes	\$ 35,602,508	\$ -	\$ 1,552,726	\$ -	\$ -	\$ -	\$ -	\$ 478,576	\$ 37,633,810	\$ 37,567,094	\$ 34,771,612
Grants in lieu of taxes	510,264	-	-	-	-	-	-	-	510,264	475,000	485,272
Services provided to other governments	1,058,442	1,049,543	42,286	-	34,936	35,976	3,153	85,059	2,309,395	1,180,156	1,641,440
Sale of services	-	-	-	1,200,605	-	-	7,198,719	5,635,335	14,034,659	13,534,500	13,384,684
Other revenue from own sources	1,889,763	952,027	1,912,197	301,200	74,034	1,095,061	-	-	6,224,282	5,121,750	5,444,080
Government transfers	35,394,821	909,096	-	-	245,471	1,211,100	-	1,072,500	38,832,988	37,415,614	30,471,001
Return on investment	3,613,887	-	-	-	-	-	-	-	3,613,887	1,755,000	1,612,977
Actuarial adjustments	459,291	-	-	-	-	-	71,255	300,925	831,471	861,000	796,364
Developer contributions	-	-	-	-	-	-	-	-	-	661,000	-
Gain on disposal of tangible capital assets	-	-	205,697	-	-	-	-	-	205,697	-	36,980
Total Revenues	78,528,976	2,910,666	3,712,906	1,501,805	354,441	2,342,137	7,273,127	7,572,395	104,196,453	98,571,114	88,644,410
Salaries, wages and employee benefits	4,943,662	8,884,578	3,796,515	196,759	1,357,452	5,513,671	1,717,486	849,445	27,259,568	26,517,698	25,852,590
Contracted and general services	2,986,269	8,348,156	4,870,290	1,324,386	601,308	1,561,043	557,934	517,874	20,767,260	22,351,177	20,605,833
Materials, goods, supplies and utilities	474,499	759,698	2,023,484	13,557	51,015	2,253,980	1,187,340	513,675	7,277,248	7,695,155	6,323,808
Interest and bank charges	1,340,774	1,387	-	-	7,576	39,611	99,628	607,532	2,096,508	1,622,183	1,665,698
Other	984,873	47,148	14,375	-	120,004	1,051,835	34,744	32,429	2,285,408	2,364,160	2,173,883
Loss on disposal of tangible capital assets	-	-	1,355,495	-	-	-	-	201,625	1,557,120	-	508,742
Amortization	668,031	1,850,923	7,775,523	33,668	10,851	2,420,261	1,530,068	1,386,439	15,675,764	13,741,100	14,170,223
Accretion	7,724	298	3,181	-	-	32,556	11,067	674	55,500	-	54,157
Total Expenses	11,405,832	19,892,188	19,838,863	1,568,370	2,148,206	12,872,957	5,138,267	4,109,693	76,974,376	74,291,473	71,354,934
Annual surplus	\$ 67,123,144	\$(16,981,522)	\$ (16,125,957)	\$ (66,565)	\$ (1,793,765)	\$(10,530,820)	\$ 2,134,860	\$ 3,462,702	\$ 27,222,077	\$ 24,279,641	\$ 17,289,476



The background of the page is a photograph of a park. In the foreground, there are vibrant pink and yellow flowers. In the middle ground, a black metal gazebo with a white screen is visible. The background shows a paved area, trees, and a clear blue sky.

Statistical Section

(unaudited)

Statistical Review for the Years 2019-2023

Total Revenues by Source	62
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Total Revenues by Source

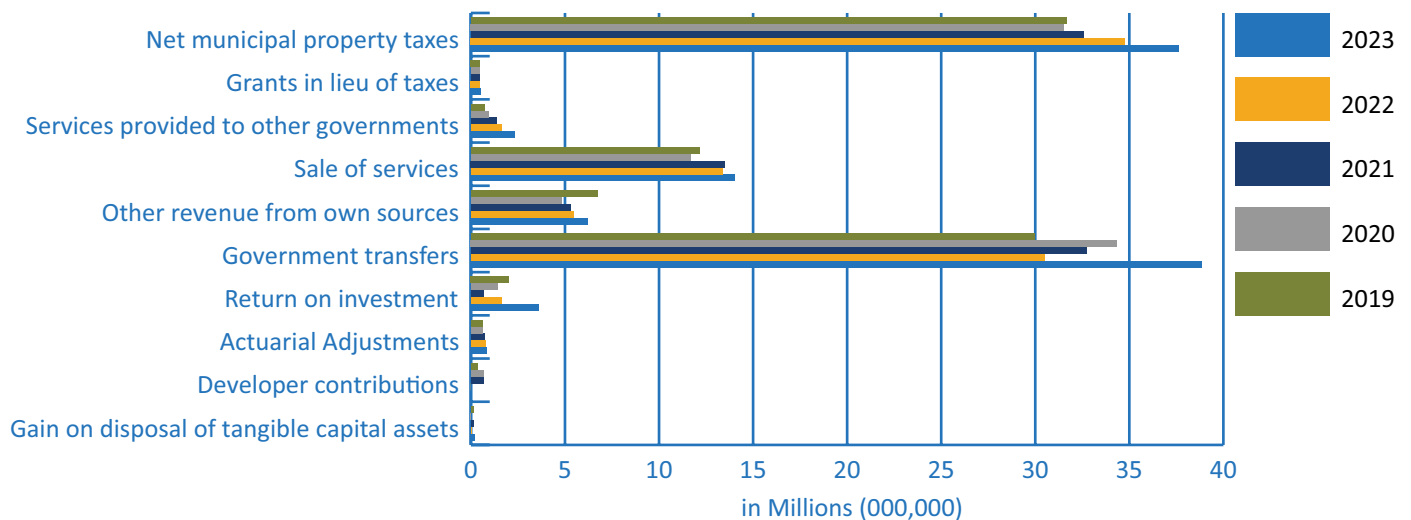
(Source: City of Fort St. John)

Lists revenue received by the source in comparison to the previous 5 years.

	2019	2020	2021	2022	2023
Net municipal property taxes	\$31,663,983	\$31,524,930	\$32,550,021	\$34,771,612	\$37,633,810
Grants in lieu of taxes	\$485,553	\$471,888	\$478,112	\$485,272	\$510,264
Services provided to other governments	\$717,864	\$923,387	\$1,363,999	\$1,641,440	\$2,309,395
Sale of services	\$12,144,980	\$11,669,204	\$13,507,867	\$13,384,684	\$14,034,659
Other revenue from own sources	\$6,706,161	\$4,811,962	\$5,304,482	\$5,444,080	\$6,224,282
Government transfers	\$29,963,250	\$34,341,802	\$32,735,566	\$30,471,001	\$38,832,988
Return on investment	\$2,023,976	\$1,410,620	\$669,810	\$1,612,977	\$3,613,887
Actuarial adjustments	\$620,004	\$631,027	\$711,687	\$796,364	\$831,471
Developer contributions	\$350,000	\$671,500	\$652,036	\$0	\$0
Gain on disposal of tangible capital assets	\$152,614	\$4,040	\$145,052	\$36,980	\$205,697
Total	\$84,828,385	\$86,460,360	\$88,118,632	\$88,644,410	\$104,196,453

Total Revenues by Source

(Source: City of Fort St. John)



Total Expenses by Function

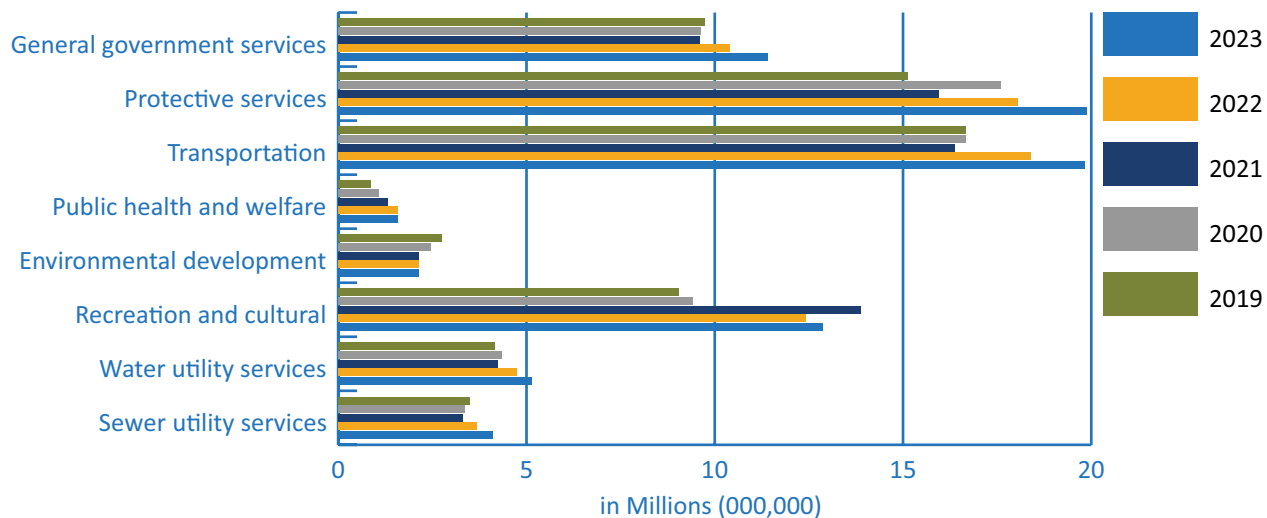
(Source: City of Fort St. John)

Lists expenses by the departmental function in comparison to the previous 5 years.

	2019	2020	2021	2022	2023
General government services	\$9,737,182	\$9,623,828	\$9,597,516	\$10,410,190	\$11,405,832
Protective services	\$15,125,620	\$17,587,585	\$15,957,636	\$18,041,752	\$19,892,188
Transportation	\$16,676,301	\$16,669,776	\$16,366,809	\$18,384,680	\$19,838,863
Public health and welfare	\$875,187	\$1,068,227	\$1,315,426	\$1,585,637	\$1,568,370
Environmental development	\$2,739,248	\$2,464,172	\$2,136,598	\$2,124,792	\$2,148,206
Recreation and cultural	\$9,041,727	\$9,426,891	\$13,883,565	\$12,404,180	\$12,872,957
Water utility services	\$4,159,971	\$4,355,039	\$4,246,702	\$4,732,386	\$5,138,267
Sewer utility services	\$3,482,481	\$3,352,599	\$3,295,739	\$3,671,317	\$4,109,693
Total	\$61,837,717	\$64,548,117	\$66,799,991	\$71,354,934	\$76,974,376

Total Expenses by Function

(Source: City of Fort St. John)



Total Expenses by Object

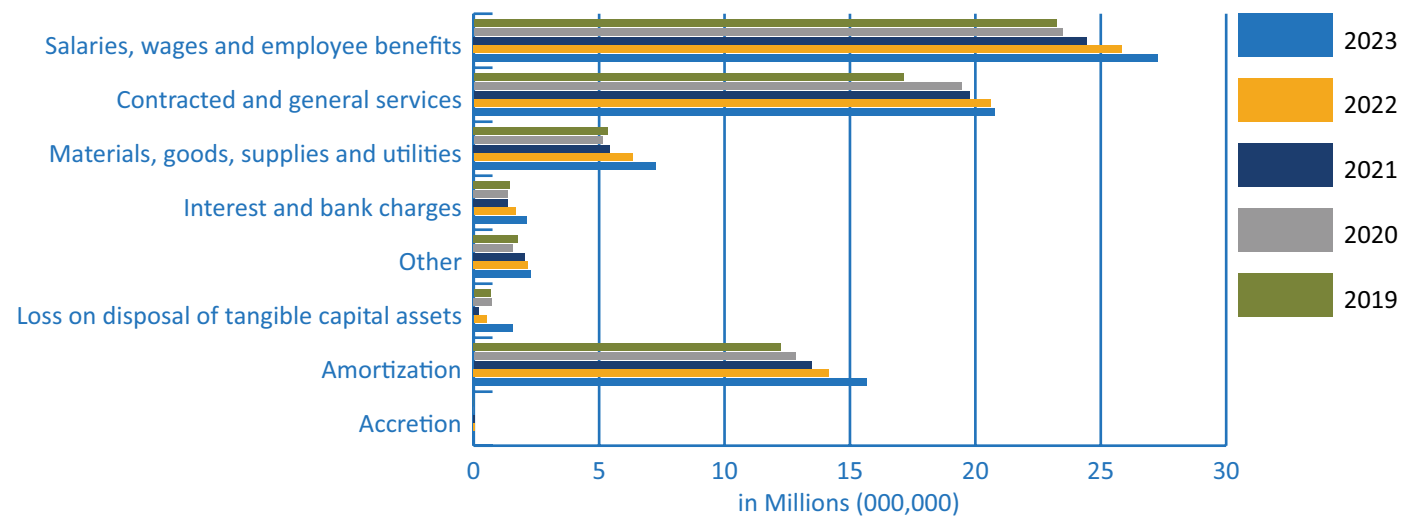
(Source: City of Fort St. John)

Lists expenses by the object type in comparison to the previous 5 years.

	2019	2020	2021	2022	2023
Salaries, wages and employee benefits	\$23,232,366	\$23,469,922	\$24,440,786	\$25,852,590	\$27,259,568
Contracted and general services	\$17,130,209	\$19,449,143	\$19,771,813	\$20,605,833	\$20,767,260
Materials, goods, supplies and utilities	\$5,345,227	\$5,137,282	\$5,434,677	\$6,323,808	\$7,277,248
Interest and bank charges	\$1,440,904	\$1,370,356	\$1,362,202	\$1,665,698	\$2,096,508
Other	\$1,772,996	\$1,567,078	\$2,054,635	\$2,173,883	\$2,285,408
Loss on disposal of tangible capital assets	\$675,059	\$728,703	\$218,836	\$508,742	\$1,557,120
Amortization	\$12,240,956	\$12,825,633	\$13,464,169	\$14,170,223	\$15,675,764
Accretion	\$0	\$0	\$52,873	\$54,157	\$55,500
Total	\$61,837,717	\$64,548,117	\$66,799,991	\$71,354,934	\$76,974,376

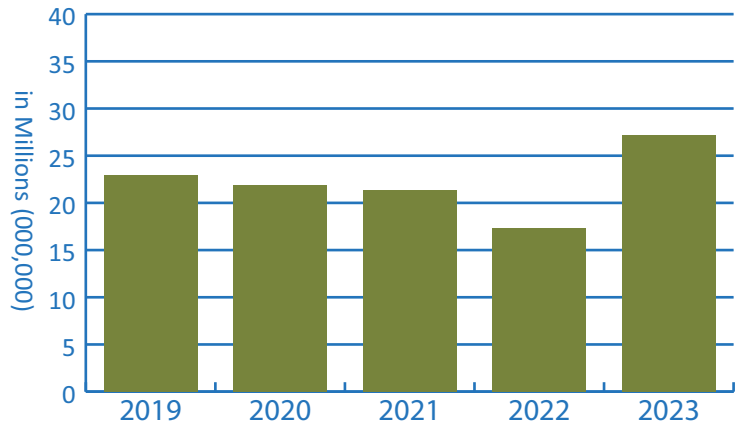
Total Expenses by Object

(Source: City of Fort St. John)



Annual Surplus

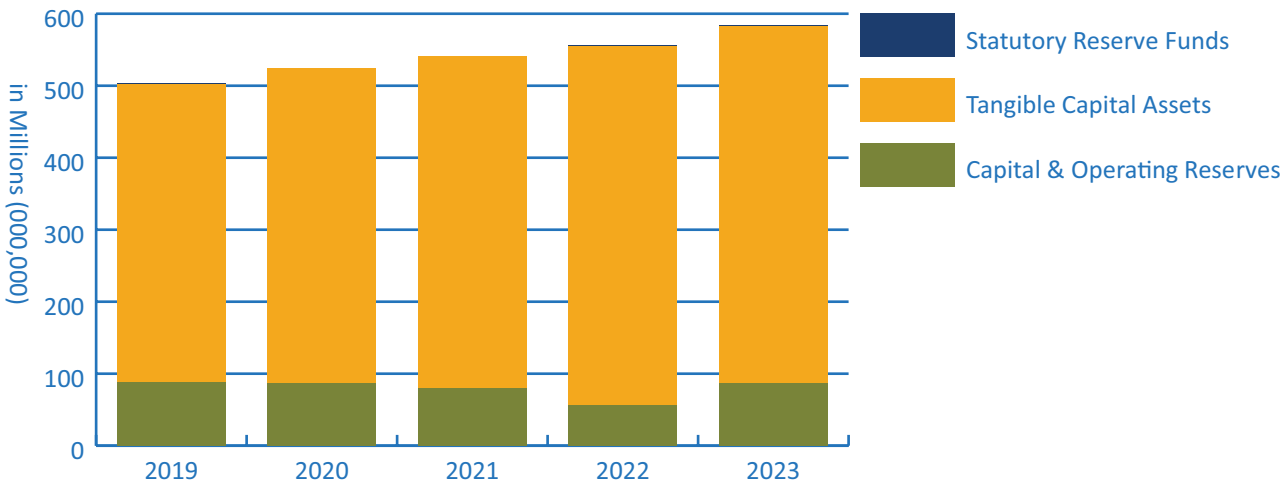
(Source: City of Fort St. John)



Annual Surplus: Represents the amount of capital (non-property tax) funds received, less the funds spent on capital projects, plus any extra funds left over from the operation of the City.

Accumulated Surplus

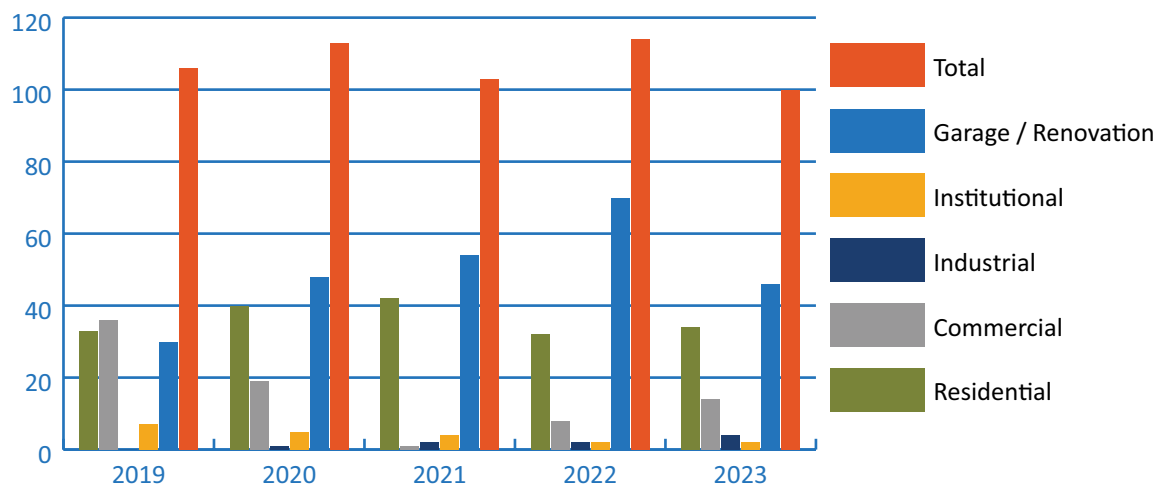
(Source: City of Fort St. John)



Accumulated Surplus: Represents the total amount of assets, both financial and non-financial (such as buildings, land, vehicle fleet equipment, land improvements), less any liabilities of the local government.

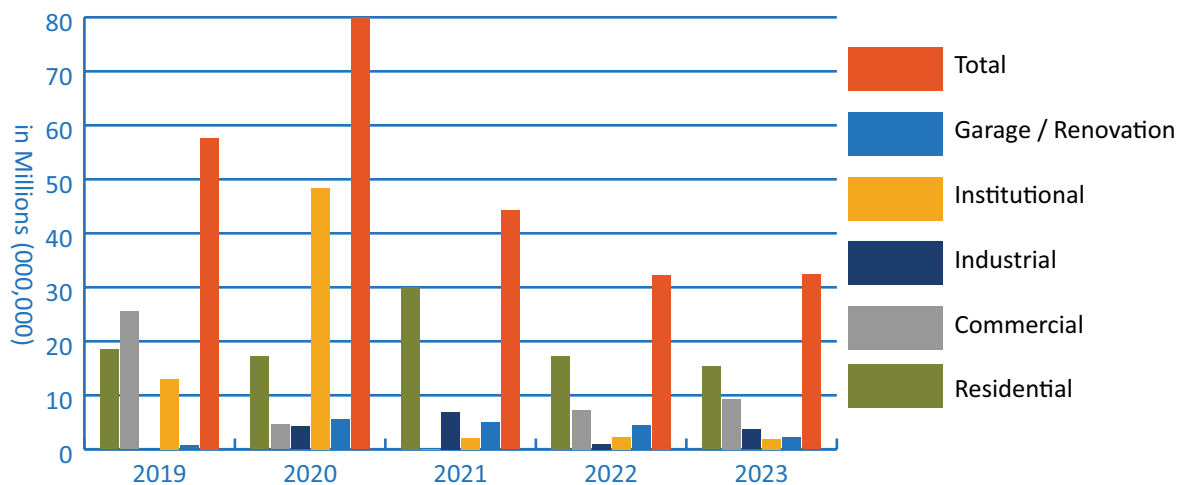
Number of Building Permits Issued

(Source: City of Fort St. John)



Construction Value of Building Permits Issued

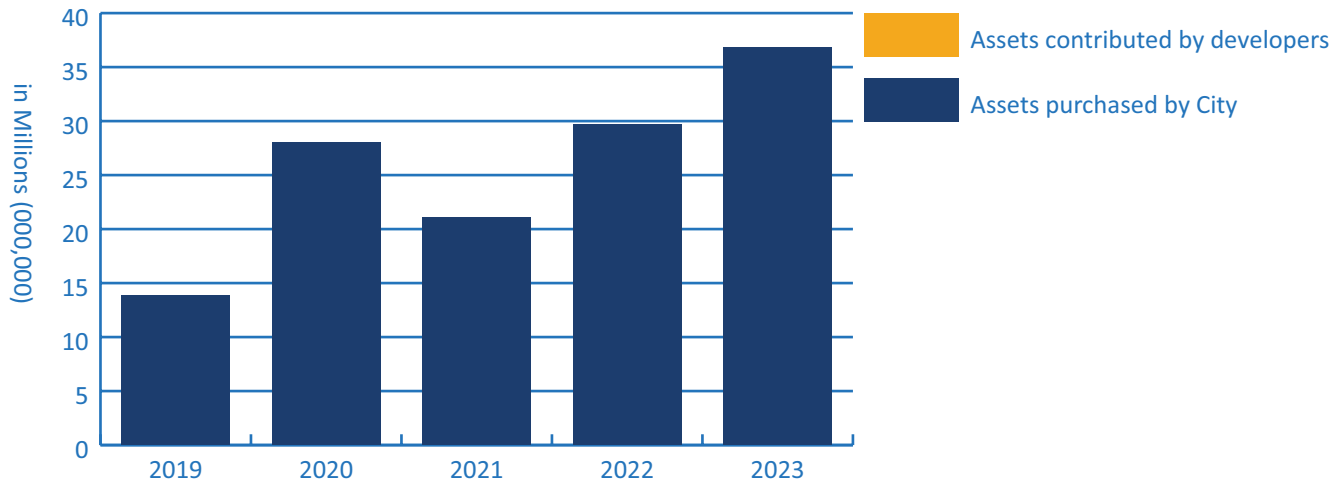
(Source: City of Fort St. John)



Tangible Capital Asset Additions

(Net of Amortization)

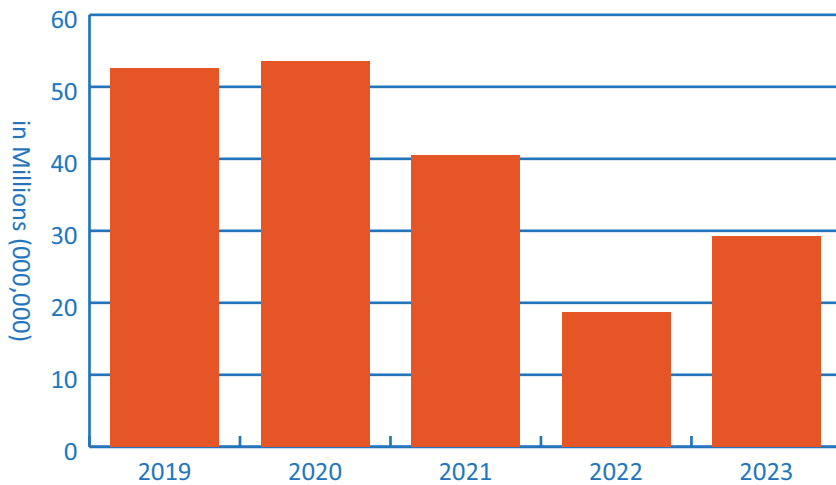
(Source: City of Fort St. John)



Tangible Capital Asset Additions: The capital additions such as land, emergency vehicles, buildings, water mains and roads added annually. These assets are items purchased by the City, or items given to the City by developers. For example, when a housing development is created by a developer, they must create the park space and utility infrastructure to support that development. These items become City owned and maintained.

Net Financial Assets (Debt)

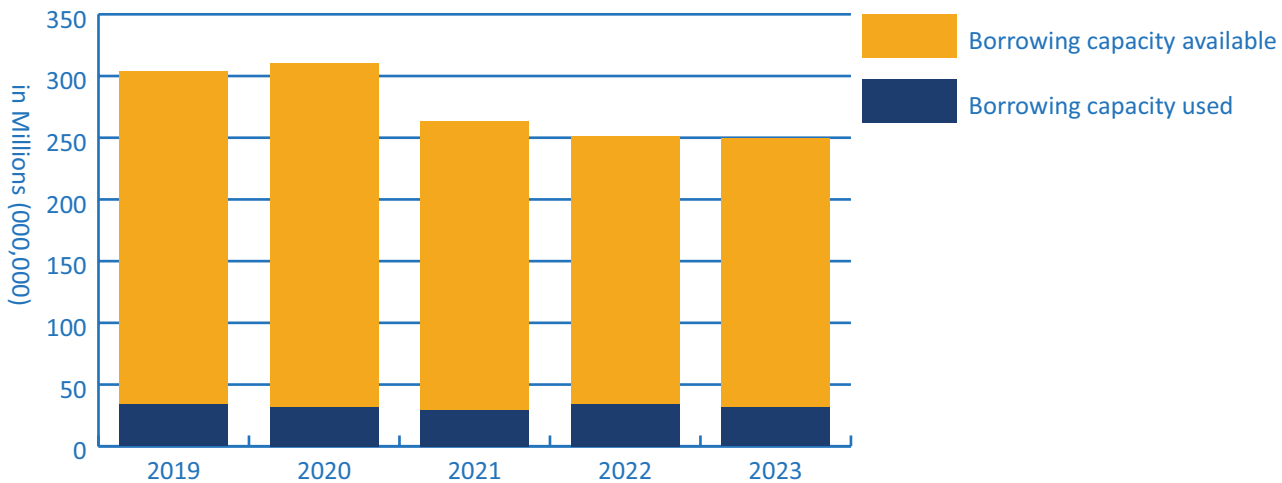
(Source: City of Fort St. John)



Net Financial Assets (Debt): The value of financial assets, such as cash, long-term investments and accounts receivable, available to the City.

Legislated Debt Limit

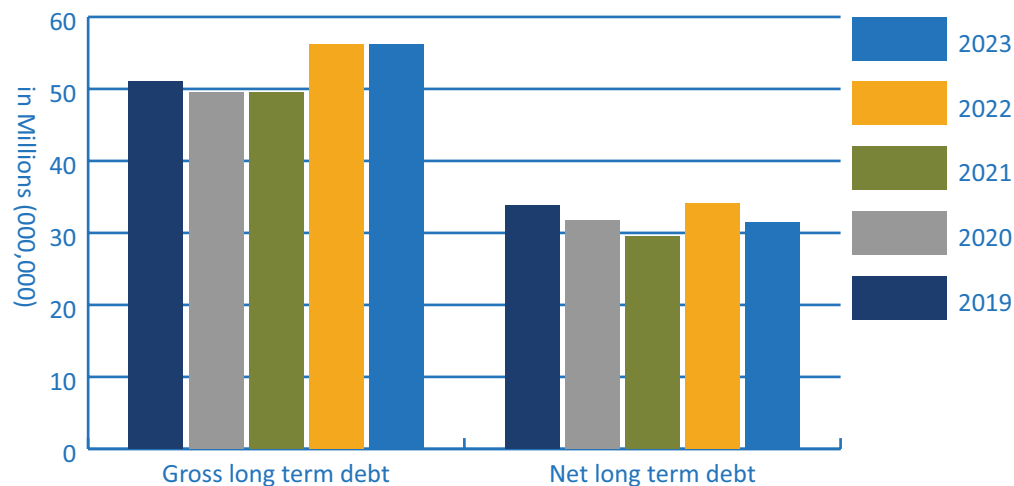
(Source: City of Fort St. John)



Legislated Debt Limit: In accordance with the Community Charter, the City is only legislated to borrow no more than 25% of annual revenues. This graph shows the borrowing capacity available to the City and what was actually borrowed.

Long-Term Debt Outstanding

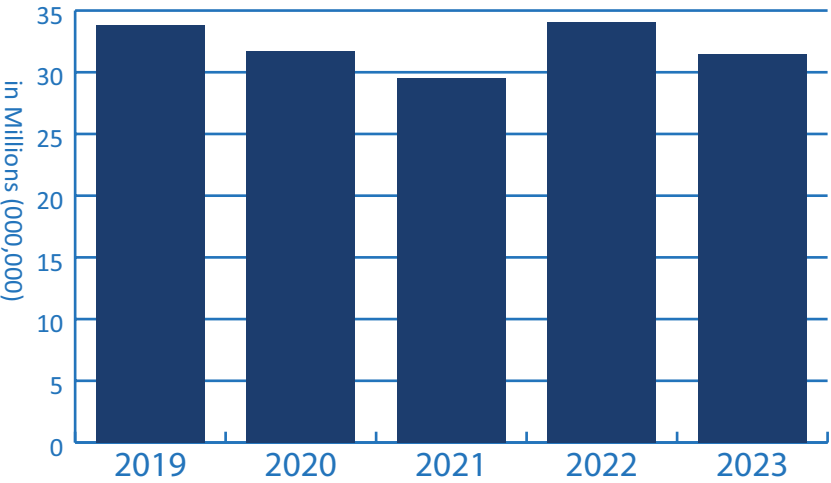
(Source: City of Fort St. John)



Long-Term Debt Outstanding: The City can borrow, long-term, to finance the purchase or construction of capital assets such as land, emergency vehicles, buildings, water mains and roads.

Long-Term Debt (supported by property taxes)

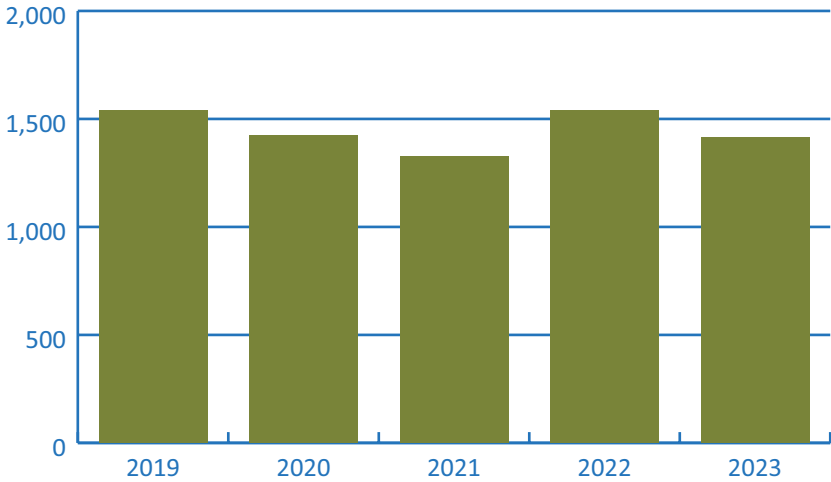
(Source: City of Fort St. John)



Long-Term Debt (supported by property taxes): A portion of the City’s outstanding long-term debt is funded through property taxes, the rest is funded through user fees and local area servicing agreements.

Per Capita Long-Term Debt

(Source: City of Fort St. John)

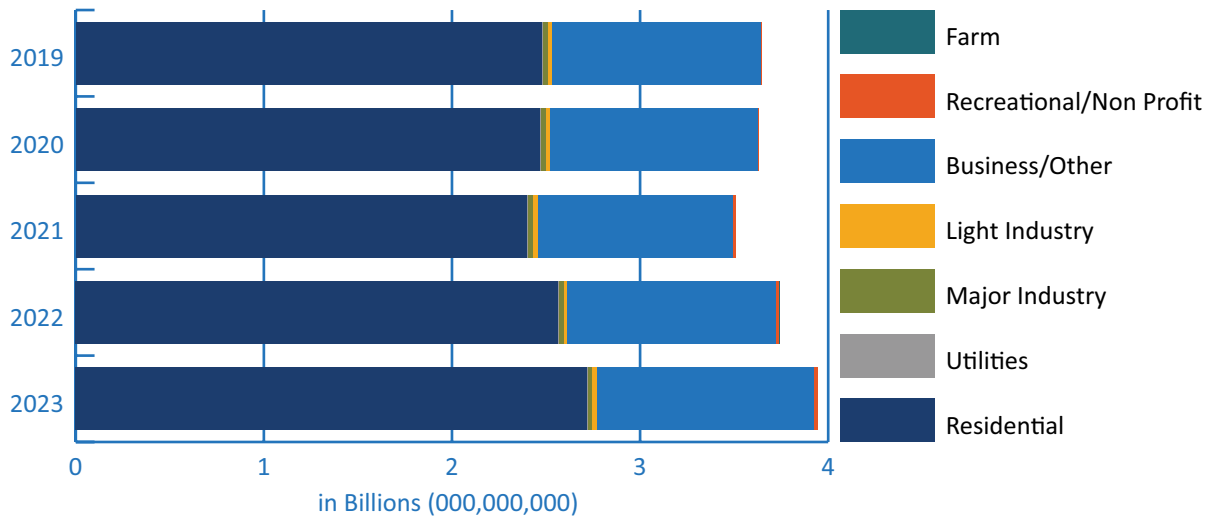


Per Capita Long-Term Debt: The amount of long-term debt shown as a value per City resident.

Property Assessments

(Net Taxable Values from Revised Roll)

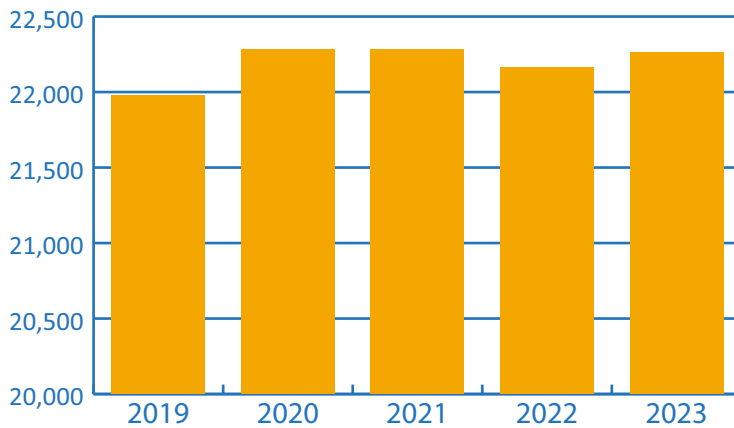
(Source: BC Assessment Authority)



Revised Roll Property Assessments: Revised property values from BC Assessment. Includes amendments made by the assessor and the property assessment review panels during February and March of each year.

Population Estimates

(Source: BC Stats)



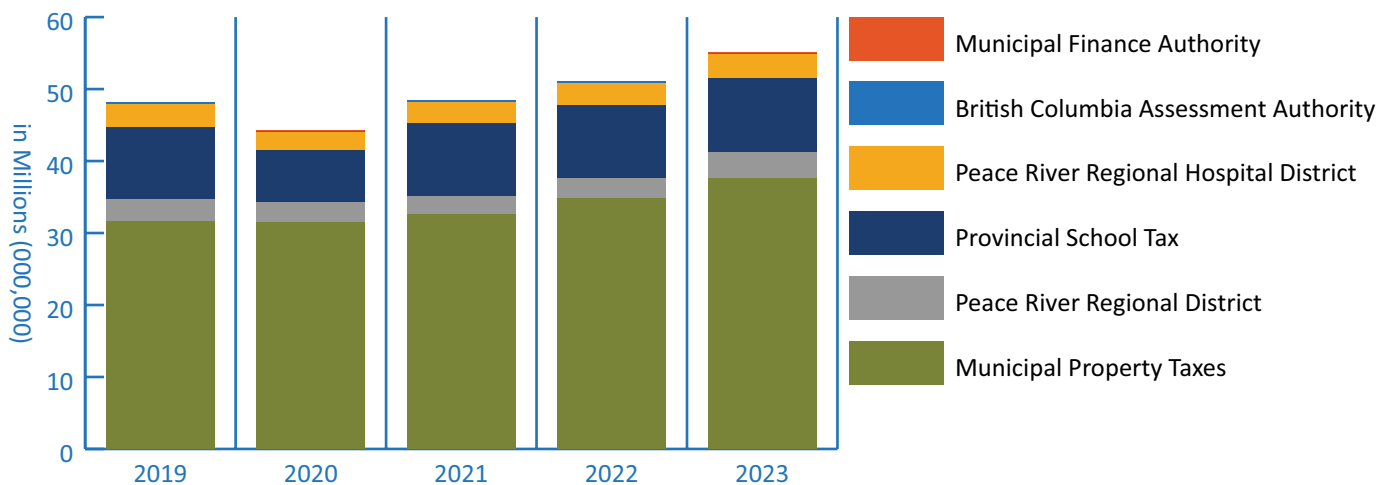
Property Taxes Collected for Various Authorities

(Source: City of Fort St. John)

	2019	2020	2021	2022	2023
Municipal property taxes	\$31,644,307	\$31,511,915	\$32,560,426	\$34,763,864	\$37,580,400
Peace River Regional District	\$2,992,406	\$2,691,665	\$2,590,564	\$2,915,416	\$3,650,567
Provincial School	\$10,007,959	\$7,239,911	\$10,105,133	\$10,014,530	\$10,301,760
Peace River Regional Hospital District	\$3,251,367	\$2,535,197	\$2,965,823	\$3,149,030	\$3,296,544
BC Assessment Authority	\$240,454	\$250,574	\$240,915	\$227,014	\$224,463
Municipal Finance Authority	\$1,095	\$1,093	\$1,052	\$1,120	\$1,174
Total Current Taxes Levied	\$48,137,588	\$44,230,355	\$48,463,913	\$51,070,974	\$55,054,908
Current tax collected (\$)	\$44,251,094	\$42,185,782	\$44,854,765	\$47,502,436	\$51,782,272
Current tax collected (%)	91.9%	95.4%	92.6%	93.0%	94.1%
Tax arrears beginning of year	\$4,093,038	\$5,381,905	\$3,688,742	\$4,532,417	\$5,079,098
Tax arrears collected (\$)	\$2,597,627	\$3,736,128	\$2,765,473	\$3,021,460	\$4,101,640
Tax arrears collected (%)	63.5%	69.4%	75.0%	66.7%	80.8%
Total Tax Collections	\$46,848,721	\$45,921,910	\$47,620,238	\$50,523,896	\$55,883,912

Property Taxes Collected by Various Authorities

(Source: City of Fort St. John)



Property Taxes Collected by Various Authorities: The City collects taxes on behalf of several authorities. It's all bundled into one payment as your yearly property tax.

2023 Major Taxpayers

(Source: City of Fort St. John)

Registered Owner	Primary Property	Taxes Levied
Louisiana-Pacific OSB Limited Partnership	Manufacturing	\$835,460.66
CT REIT Totem Mall Ltd	Retail	\$772,148.36
523364 BC Ltd Inc	Commercial Development	\$667,247.34
MT Investments Inc	Rental - Commercial	\$652,661.52
NPR GP Inc	Rental - Residential	\$544,484.93
Fort St John Old Fort Holdings	Commercial Development	\$520,250.48
Canadian Tire Real Estate Ltd	Commercial Development	\$442,455.13
Side Asset Management Ltd	Commercial Development	\$391,904.70
959630 Alberta Inc	Rental - Residential	\$364,389.45
Surerus Construction & Development Ltd	Commercial Development	\$364,015.09
Wal-Mart Canada Corp	Retail	\$344,818.93
Macro Industries Inc	Industrial	\$297,825.82
Ric Peterson Development Inc	Rental - Commercial	\$295,532.02
Jordan Enterprises Ltd	Hotel	\$254,496.24
Willy 3 Holdings Ltd	Commercial Development	\$253,930.86
Felix, Roland (Goodlife Fitness)	Fitness Facility	\$242,114.64
Westcoast Energy Inc	Industrial	\$235,077.74
Quest Leasing Inc	Rental - Commercial	\$232,966.15
Crombie Property Holdings Ltd	Commercial Development	\$230,979.52
Fort St John Co-Operative Assoc	Industrial	\$225,838.29
243045 Alberta Ltd	Hotel	\$222,944.65

2023 Permissive Property Tax Exemptions

(Source: City of Fort St. John)

Name	Municipal Tax Relief
North Peace Cultural Society (Management Agreement with City of Fort St. John)	\$106,314.91
Fort St. John Curling Club (Management Agreement with City of Fort St. John)	\$41,869.05
North Peace Light Horse Association	\$31,159.59
Total	\$179,343.55

Note: Permissive Property Tax Exemptions moved to the North Peace Community Foundation Grant-in-Aid process in 2022.





City of Fort St. John
10631 100 Street
Fort St. John, BC V1J 3Z5