

TOWN OF MIDDLETON CODE A - GENERAL ADMINISTRATION	
Subject: Debt Management Policy	Number: A.1.27
Coverage: Staff	Approved by: Council
Effective Date : May 4, 2015	Revision Date:

Statement

1. Municipalities in Nova Scotia are restricted from running operating deficits. However, they may incur debt for capital purposes provided they have statutory authority.
2. The Town of Middleton recognizes that the foundation of any well-managed debt program is a comprehensive Debt Management Policy. This document provides guidelines for the Town to manage its debt program within available resources in three sections: Incurring Debt, Managing Outstanding Debt, and the Timing and Purpose of Debt.

Policy Objectives

The objectives of the Debt Management Policy are to:

1. Ensure adherence to statutory requirements;
2. Enhance long-term financial flexibility and sustainability;
3. Minimize the long-term cost of borrowing;
4. Ensure the term of capital financing is no longer than the useful life of the related asset;
5. Ensure consistency and continuity in long-term debt decision making.

Policy Principles

1. Incurring Debt
 - a. The Town of Middleton has many competing spending priorities for the amount of revenues collected each year. The Town’s capacity to incur debt is directly related to its ability to service the payments required on the debt. These include both annual interest and principal payments. Furthermore, the Town’s ability to service the payments required is directly linked to the ability of the Town to raise sufficient funds from either taxes or fees.

- b. The Town incurs debt for two main purposes related to capital expenditures: tax-supported debt which is for capital projects that will be serviced from the tax-supported operating budget and self-supported debt which is for capital projects that will be serviced from revenues from the Town's utility operations (water utility) and other revenue generating capital projects (e.g., administrative building tenants, debt incurred on behalf of fire departments).
- c. This policy shall be reviewed in three years.
- d. Before changes to this policy can be made a full review of the Town of Middleton's finances must be presented to Council.

2. Managing Outstanding Debt

- a. The Town's long term debt is owed to the Municipal Finance Corporation (MFC). When MFC issues debentures to the Department of Finance or capital markets, the Corporation is locked into the same maturity schedule, including principal and interest payments, as the assets it holds from clients. As a result MFC does not allow for the early redemption of debentures.
- b. The Town of Middleton will continue to service its outstanding debt according to the schedules agreed upon with the MFC at the time the debt was incurred.

3. Timing & Purpose of Debt

- a. The Town of Middleton will not incur additional long-term debt except when the capital project:
 - i. maintains current service levels affecting public health, safety or welfare;
 - ii. is a legal or regulatory requirement;
 - iii. is no net cost to the municipality;
 - iv. alleviates an emergency service disruption, and;
 - v. when the implication of deferring the project is more expensive than the project itself.

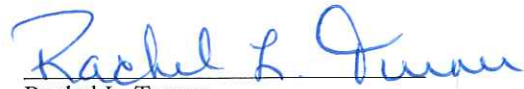
Application

- 1. This policy applies to all long-term capital borrowing of the Town of Middleton.

Certification

THIS IS TO CERTIFY that this policy was duly passed by a majority vote of the whole Council at a duly called Council meeting held on the 4th day of May, 2015.

GIVEN under the hand of the CAO and under the seal of the Town of Middleton this 11th day of June 2015.


Rachel L. Turner
Chief Administrative Officer