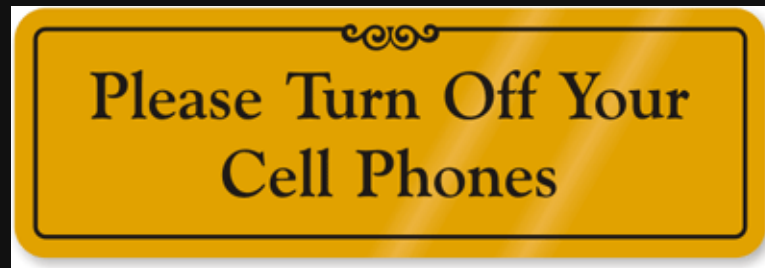




Town of River Bend

Fiscal Year
2024-2025
Budget Workshop

Session IV



This presentation and all of the previous presentations for the FY24-25 budget workshops are available on the Town's webpage at:

www.riverbendnc.org

Town of River Bend

Mayor and Town Council Priorities for Fiscal Year 2024-25 (approved 1-18-24)

Our Vision Statement

River Bend is a dynamic and uniquely located waterfront and golfing community well prepared to benefit from the area's historical and natural resources. By protecting its assets and actively fostering a diverse multi-aged population, the River Bend community will continue to be a safe, attractive place to live and will be competitively positioned to participate in the broader area's economic and population growth.

Maintain a commitment to the Council-Manager form of government, and to support an adequate and well-trained staff to serve the current and future needs of the community.

Continue to cooperate regionally and with other municipalities and, where appropriate, share ideas and resources.

Continue to work with advisory boards as a means to encourage citizen participation in Town government.

Continue to be good stewards of the natural environment through planned stormwater and floodplain management efforts.

Continue to employ sound fiscal management practices to ensure the long-term financial viability of the Town.

Continue to operate wastewater treatment facilities to maintain regulatory compliance and serve the current and future needs of the Town.

Continue to provide a safe, dynamic, and attractive community for people of all ages, and continue to address the changing demographic composition of the Town.

Maintain a visionary posture, acknowledging that change is inevitable.

Continue to conduct the business of the Town with complete transparency and integrity.

Continue to provide safe drinking water and quality treatment of wastewater through sound maintenance of the current systems and continued prudent fiscal management of the utilities.

Town of River Bend

Fiscal Year 2024-2025 Budget Workshop

May 9, 2024

30. Tax Rates, Utility Rates, and Other Fees

- Ad Valorem Tax Rate
- Utility Rates and Fees
- Schedule of Rates and Fees

Changes Since Last Meeting

Key Parts to Ad Valorem Tax Equation

1. Tax Base = the value of all taxable property (i.e. property value)
2. Tax Rate= the amount of tax that is assessed for every \$100 of property value
3. Tax Levy= the dollar amount for payment of taxes (i.e. tax bill)
Levy= Base /100 x Rate.

These 3 parts to the tax equation are very closely connected. Changes to the base and/or rate will impact the levy.

2024 Average Home Example:

Tax value = \$244,962 (+ \$155 vs. '23)
Tax rate = 24¢
\$244,807 /100 =2,448 x .24 =
Tax bill of \$587.90 (+ 36¢ vs. '23)

Another key variable to remember is that we are looking at the tax value as a whole for the town. We are not looking at it on a home-by-home basis.

Tax Equation Comparison FY25 vs FY24

Our tax base for the town for FY 24 is \$451,186,855

Our tax rate last year was 24.0¢

Our tax levy last year (after collection fees) was \$1,076,777

Our estimated tax base for the town for FY 25 is \$454,450,000

If our tax rate does not change for FY 25 24.0¢

Our proposed tax levy (after collection fees) would be \$1,084,565

Our estimated change in tax base for FY 25 is +\$3,263,145

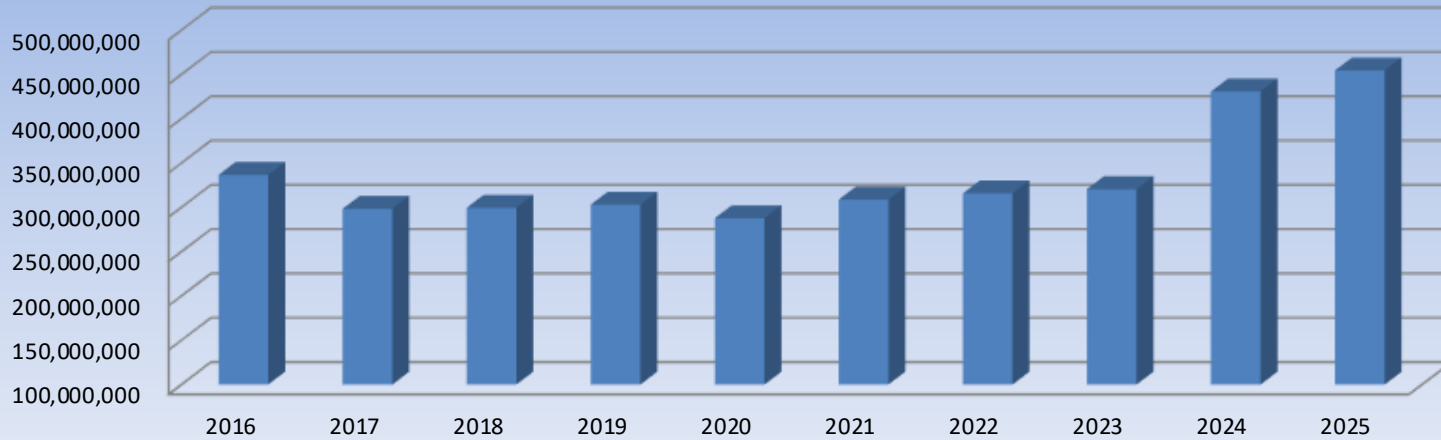
With a tax rate for FY 25 of 24.0¢

Our proposed change in tax levy (after collection fees) is +\$ 7,788

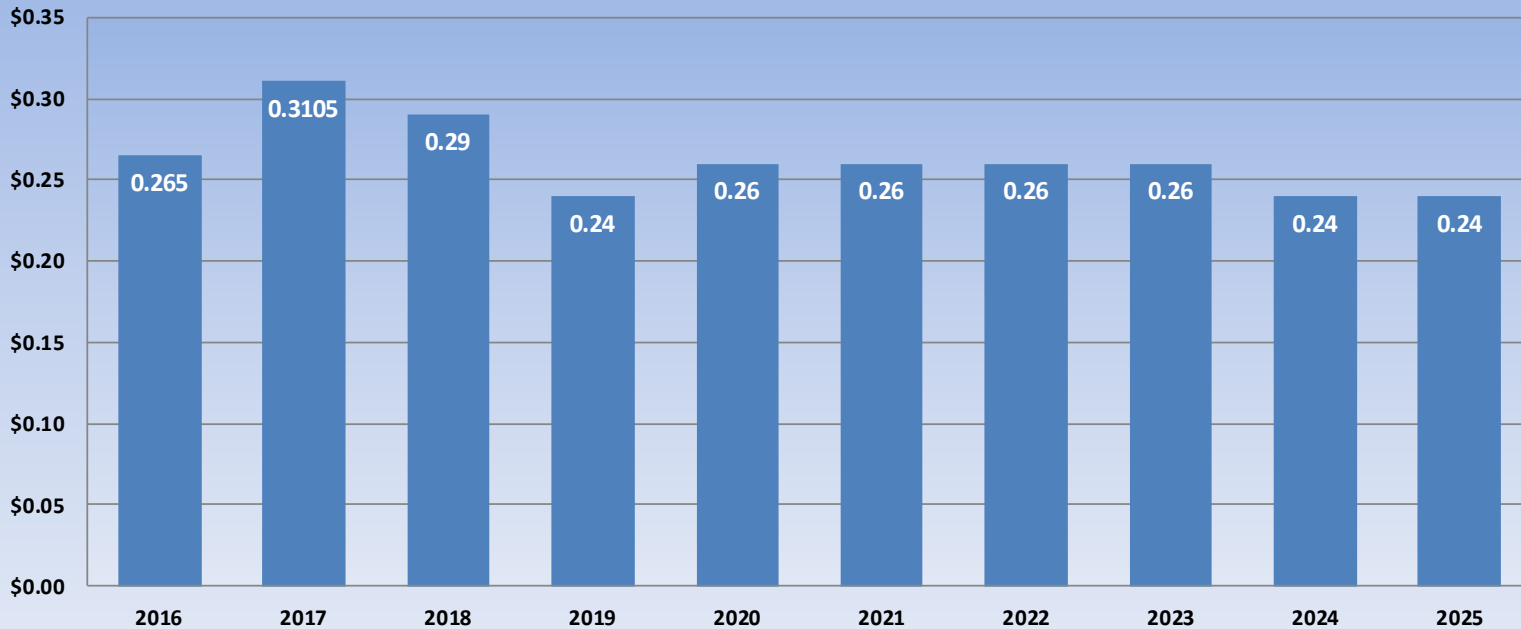
A 1¢ increase in the tax rate would generate \$45,190 in additional revenue

Historical Data

Town of River Bend - Total Assessed Value



Ad Valorem Tax Rate for Fiscal Year Ending



Schedule of Fees for FY 24-25

See attached handout for list of fees

No change in fees

No change in utility rates

Utility Rates for FY 24-25

Proposed Rate		
Water		
	Customer	4.80
	Demand	10.44
	Use (0-4000 gallons)	4.22
	4001-20,000	4.50
	20,000+	4.55
Sewer		
	Customer	7.35
	Demand	16.83
	Use	9.30

Town of River Bend

Fiscal Year 2024-2025 Budget Workshop

May 16, 2023

31. Overview

➤ Draft Budget Message

As we did last year and in year's past, I recommend that we incorporate this item into the Council's regular meeting on May 16 at 7 p.m. and eliminate the need for the scheduled budget workshop at 4 p.m. on May 16.

5 -YEAR COMPARISON OF ADOPTED BUDGETS

Funds Summary	FY 19-20	FY20-21	FY 21-22	FY 22-23	FY 23-24
	Adopted Budget	Adopted Budget	Adopted Budget	Adopted Budget t	Adopted Budget
General Fund	\$ 1,740,903	\$ 1,890,000	\$ 1,891,341	\$ 1,870,931	\$ 2,156,391
General Capital Reserve Fund	\$ 10,908	\$ 61,248	\$ 107,187	\$ 60,060	\$ 56,900
Law Enforcement Seperation Allowance Fund	\$ 15,177	\$ 7,888	\$ 13,545	\$ 13,525	\$ 12,685
Water Fund	\$ 536,484	\$ 572,234	\$ 585,500	\$ 594,500	\$ 655,335
Water Capital Reserve Fund	\$ 5,432	\$ 2,800	\$ 489	\$ 172	\$ 10
Sewer Fund	\$ 673,095	\$ 681,884	\$ 659,500	\$ 669,500	\$ 679,035
Sewer Capital Reserve Fund	\$ 250	\$ 129	\$ 22	\$ 8	\$ 1
Total	\$ 2,982,249	\$ 3,216,183	\$ 3,257,584	\$ 3,208,696	\$ 3,560,357
Various Areas of Comparisons					
Total difference vs. previous year's budget	\$ (129,549)	\$ 233,934	\$ 41,401	\$ (48,888)	\$ 351,661
Tax Rate (cent per/ \$100 valuation)	0.26	0.26	0.26	0.26	0.24
Total Assessed Property Value	\$ 278,800,000	\$ 307,400,000	\$ 311,000,000	\$ 314,000,000	\$ 430,780,000
Cost of Living Allowance (COLA) Increase	1.5%	3.1%	1.4%	5.0%	4.4%
Number of Full-Time Employees (funded)	18	18	18	18	18
Utility Bill for 3,000 gallons Water and Sewer	\$ 73.72	\$ 76.72	\$ 76.72	\$ 79.98	\$ 79.98
Total General Fund, Fund Balance (from most recent audit)	\$ 1,784,997	\$ 1,306,128	\$ 1,365,837	\$ 1,328,966	n/a
Cumulative Change in Total Budget over 5-year period				By percentage	19.38%
				By dollar amount	\$ 578,108
n/a- Fund Balance for current fiscal year will not be able until audit is completed					

Town of River Bend
Schedule of Rates and Fees
(Attachment A to Budget Ordinance)
Effective July 1, 2024

Yellow=Delete

Amounts due are based upon the Fees and Charges Schedule in effect at the time of payment. It is the Town Council's intention that the Fees and Charges Schedule be revised as needed by July 1st of each year. Some fees and charges may be adjusted during the year as circumstances change.

GENERAL FUND

Administrative

Ad Valorem Tax	\$.24 per \$100 assessed valuation
Copies of Public Information	As specified by State Statute
Town Code, entire copy	\$75.00
Notary Fee	\$10.00 per signature after the first
Meeting Rooms	
Four hours or less	\$40.00
Over four hours	\$80.00
Returned Check Processing Charge	\$25, as allowed by G.S. §25-3-506
Administrative Fee for returned bank drafts	\$25.00

Public Safety

Pet License Fee	\$10.00
Golf Cart Registration Fee	\$10.00

Nuisance Abatement Administrative Fee

<u>Cost of Abatement</u>	<u>Fee</u>
\$1 - 1,000	\$50.00
\$1,001 - and up	5% of total abatement cost (maximum fee \$2,000)

Parks

Town Hall Pavilion Use

Up to 25 attendants	No charge
26 - 100 attendants	\$25
Over 100 attendants	\$50

Planning and Zoning

Special Exception Use Permit

\$200 plus cost of required legal advertisement and postage to notify abutting land owners

Variance

\$200 plus cost of required legal advertisement and postage to notify abutting land owners

Appeal to Board of Adjustment

\$200 plus cost of required legal advertisement and postage to notify abutting land owners

Residential Application

Based on amount of project as follows:

Base Fee \$30

\$2 for every \$1,000 of project value after first \$1,000 and up to \$100,000; plus, \$1 for every \$1,000 above \$100,000 (All values rounded up to nearest \$1,000)

Zoning Administrator can use any appropriate means to verify project valuation.

Residential Flood Plain Application with Zoning Permit

40% of the fee for the Town's residential zoning permit and shall be additional to the zoning permit fee for enclosed structures (fences, decks, and other similar exempt from additional fee).

Commercial Application

Based on amount of project as follows:

Base Fee \$50

\$4 for every \$1,000 of project value after first \$1,000 and up to \$100,000; plus,

\$2 for every \$1,000 above \$100,000 (All values rounded up to nearest \$1,000)

Zoning Administrator can use any appropriate means to verify project valuation.

Commercial Flood Plain Application with Zoning Permit

40% of the fee for the Town's commercial zoning permit and shall be additional to the zoning permit fee for enclosed structures (fences, decks, and other similar exempt from additional fee).

Residential Flood Plain Application without Zoning Permit

Based on amount of project as follows:

Base Fee \$30

\$2 for every \$1,000 of project value after first \$1,000 and up to \$100,000; plus, \$1 for every \$1,000 above \$100,000 (All values rounded up to nearest \$1,000)

Zoning Administrator can use any appropriate means to verify project valuation.

Commercial Flood Plain Application without Zoning Permit

Based on amount of project as follows:

Base Fee \$50

\$4 for every \$1,000 of project value after first \$1,000 and up to \$100,000; plus, \$2 for every \$1,000 above \$100,000 (All values rounded up to nearest \$1,000)

Zoning Administrator can use any appropriate means to verify project valuation.

Engineering Review

Charged to applicant at the actual cost of the service as billed by the contracted engineer.

Zoning Amendment Request (Map or Text)

\$200 plus cost of required legal advertisement and postage to notify abutting land owners

Sign Permit

\$30

Tree Harvest Permit

\$50

Zoning and Subdivision Ordinances

\$25 per set

Wildwood Storage Rental Rates

Unit Number	Unit Size	Monthly Rent
BB 01	5x20	\$35
BB 02	5x20	\$35
BB 03	5x20	\$35
BB 04	5x20	\$35
BB 05	10x20	\$75
BB 06	10x20	\$75
BB 07	10x20	\$75
BB 08	10x20	Town Occupied (TO)
BB 09	10x20	TO
BB 10	10x20	TO
BB 11	10x20	TO
BB 12	10x20	TO
GB 15	10x16	\$65
GB 16	10x16	\$65
GB 17	10x16	\$65
GB 18	10x16	\$65
GB 19	10x16	\$65
GB 20	10x16	TO
GB 21	10x16	TO
GB 22	10x16	TO
OP	Open Spaces (40)	\$25
Late Payment Charge		\$10, assessed after the 10 th of the month
Interest Charge		1.5% monthly on outstanding balances

ENTERPRISE FUNDS

Water and Sewer - Rates and Fees

	Water	Sewer
Class 1 and 2 - Residential ⁽¹⁾		
Customer Base Charge per month ⁽²⁾	15.24	24.18
Usage per 1,000 gallons	-	9.30
Usage 0-4,000 gallons	4.22	-
Usage 4,001-20,000 gallons	4.50	-
Usage 20,001+ gallons	4.55	-
Initial Connection (Tap) charge ⁽³⁾	1,250.00	1,250.00
Nonpayment Fee	70.00	-
Class 3 and 4 - Commercial		
Customer Base Charge per month ⁽²⁾	88.32	141.99
Usage per 1,000 gallons	4.22	9.30
Initial Connection (Tap) charge ⁽³⁾	3,500.00	1,250.00
Nonpayment Fee	100.00	-
Class 5 - Industrial		
Customer Base Charge per month ⁽²⁾	276.24	444.93
Usage per 1,000 gallons	4.22	9.30
Initial Connection (Tap) charge ⁽³⁾	5,000.00	1,250.00
Nonpayment Fee	200.00	-
Class 6 - Early Bird (No longer available)		
Class 7 - Fire Hydrant Charge		
Availability Charge per year	183.00	-
Class 8 - 1" Water Service		
Customer Base Charge per month ⁽²⁾	30.90	49.43
Usage per 1,000 gallons	4.22	9.30
Initial Connection (Tap) charge ⁽³⁾	1,500.00	1,250.00
Nonpayment Fee	100.00	-
Class 9 - Vacant /Out of Use Non-residential Property		
Customer Base Charge per month ⁽²⁾	15.24	24.18
Usage per 1,000 gallons	4.22	9.30
Nonpayment Fee	70.00	-
Class 10 - Vacant Residences		
Customer Base Charge per month ⁽²⁾	15.24	-
Nonpayment Fee	70.00	-

Special Charges

Service Call - 2 hour minimum	\$35 per hour - signed by customer to initiate work outside of scheduled work hours of 7:00 a.m. - 4:00 p.m. on weekdays and 7:00 a.m. - 3:00 p.m. on weekends
Meter Testing Charge	\$25 - no charge if meter defective
Returned Check Processing Charge	\$25, as allowed by G.S. §25-3-506
Late Payment Charge	10% of amount overdue per month or part of month beginning 30 days after billing date
Irrigation Connection Inspection ⁽⁴⁾	\$20

⁽¹⁾ Residential customer deposit may apply. Please refer to Water Resources Department Policy Manual.

⁽²⁾ Base charges do not include any usage.

⁽³⁾ The published Initial Connection (Tap) charges are based on the historic River Bend average cost that has been experienced in making connections. There will be cases when, because of the local depth of the service main pipe to which the connection is to be made, or other site specific differences from the norm, the published connection fee will not cover the actual cost of the tap. When the Water Resources Superintendent encounters such conditions, he shall notify the applicant requesting the tap that the cost may exceed the published fee. In those cases, a record of cost associated with the specific tap will be accounted for and if the total cost exceeds the published fee, then the applicant shall pay a fee equal to the actual cost. Initial connection charges are based upon the size of the meter and charged as shown in the appropriate Class above.

⁽⁴⁾ The necessary equipment will be provided to the resident at cost. The resident is responsible for installing the irrigation meter on the resident's side of the regular water meter. After installation, the work will be inspected by a Water Resources Department employee.