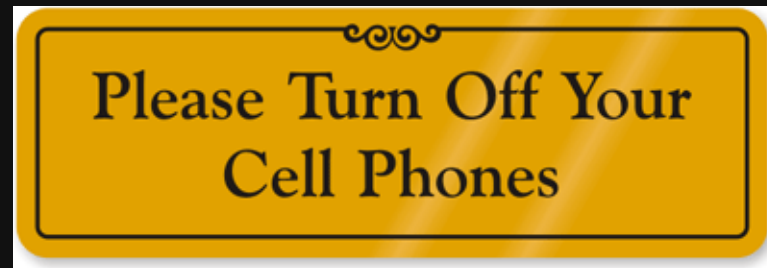




Town of River Bend

**Fiscal Year
2025-2026
Budget Workshop**

Session IV



**This presentation and all of the previous
presentations for the FY25-26 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 2025-26 (approved 1-16-25)



Town of River Bend

Fiscal Year 2025-2026 Budget Workshop

May 8, 2025

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)
 $\text{Levy} = \text{Base} / 100 \times \text{Rate}.$

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

2025 Average Home Example:

Tax value	=	\$246,722 (+ \$1,760 vs. '24 value)
Tax rate	=	28¢
$\$246,722 / 100 = 2,467 \times .28 =$		
Tax bill of		\$690.82 (+ \$98.69 vs. '24 rate)

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.

Various Impact of Tax Increase

Parcel #	Old value	New value	Change%	Change \$	Old bill at 0.24	New Bill at 0.28	Change in Bill
8-205-3-010	\$212,850	\$212,850	0.00%	\$0	\$510.84	\$595.98	\$85.14
8-205-1-037	\$133,760	\$133,760	0.00%	\$0	\$321.02	\$374.53	\$53.50
8-073-D-119	\$321,340	\$321,340	0.00%	\$0	\$771.22	\$899.75	\$128.54
8-206-4-004	\$236,870	\$236,870	0.00%	\$0	\$568.49	\$663.24	\$94.75
8-200-K-022	\$252,750	\$252,750	0.00%	\$0	\$606.60	\$707.70	\$101.10
8-200-B-013	\$609,860	\$609,860	0.00%	\$0	\$1,463.66	\$1,707.61	\$243.94
8-073-A-025	\$362,170	\$362,170	0.00%	\$0	\$869.21	\$1,014.08	\$144.87
8-073-A-035	\$222,890	\$222,890	0.00%	\$0	\$534.94	\$624.09	\$89.16
8-201-2-038	\$136,150	\$136,150	0.00%	\$0	\$326.76	\$381.22	\$54.46
8-201-8-039	\$257,260	\$257,260	0.00%	\$0	\$617.42	\$720.33	\$102.90
AVERAGE	\$274,590	\$274,590	0.00%	\$0	\$659.02	\$768.85	\$109.84

You may recognize this chart as one we have used in the past during the revaluation process. This year, I use it to show the impact of a 4¢ tax increase on 10 various homes throughout River Bend. The lefthand column is the property ID #. The righthand column is the increase in the tax bill for that property.

Tax Equation Comparison FY26 vs FY25

Our tax base for the town for FY 25 is \$460,323,878

Our tax rate last year was 24¢

Our tax levy last year was \$1,104,777

Our estimated tax base for the town for FY 26 is \$463,245,000

With a tax rate of 24¢

Our proposed tax levy would be \$1,204,437

Our estimated change in tax base for FY 26 is +\$2,921,122

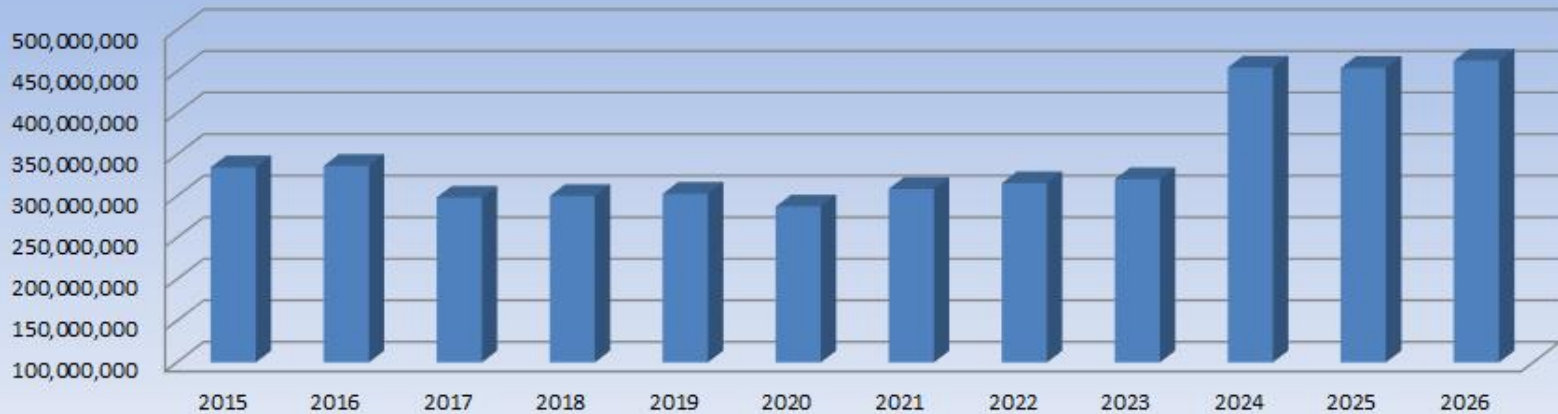
With a tax rate for FY 26 of 28¢

Our estimated change in tax levy (before collection fees) is + \$92,649

Each 1¢ of the tax rate generates about \$46,209 in additional revenue

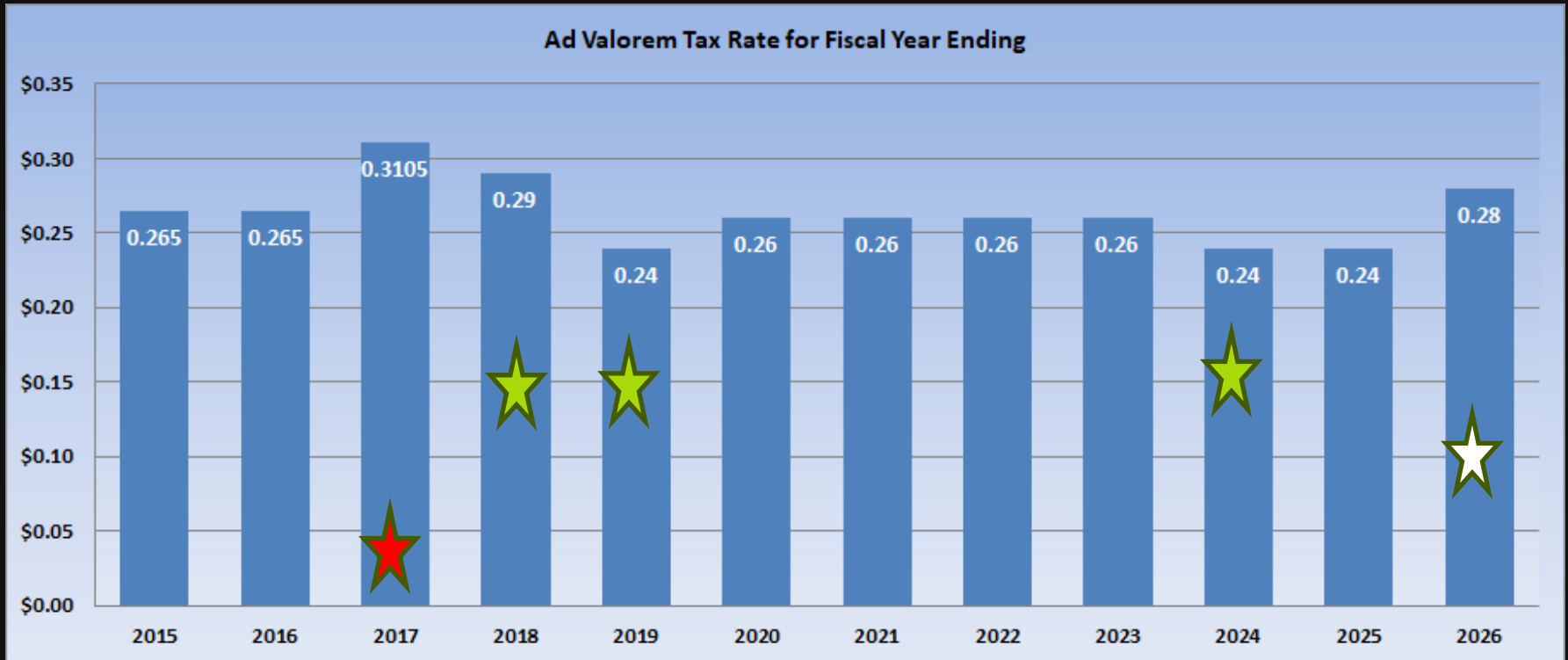
Historical Tax Data

Town of River Bend - Total Assessed Value



This graph shows River Bend's total assessed property value since 2015. There have only been 2 revaluations since 2015. They were in 2016 and 2023. The property values are established as of January 1 of those years and the next tax bill, in the following fiscal year, is determined based on those values. As you can see, River Bend's property values decreased in fiscal year 2017, following the 2016 revaluation. River Bend's property values increased in fiscal year 2024, following the revaluation in 2023. The next revaluation is scheduled for 2028 and will be used for fiscal year ending 2029.

Historical Tax Data



This graph shows River Bend's tax rate since FY 2015. Technically, from 2015-2025, there was only one tax rate increase. That increase was in 2017, following a property revaluation. That increase from 26.5¢ to 31.05¢ was the revenue-neutral tax rate. Essentially, there has not been a "real" tax rate increase since 2015, but there have been 3 tax rate reductions since 2015. An increase to 28¢ would still be equal to the same tax in 2009.

Schedule of Fees for FY 25-26

See attached handout for list of fees

➤ **Only changes in current fees are:**

New \$10 vehicle registration fee

Tax rate increase from 24¢ to 28¢

➤ **No change in utility rates**

**Town of River Bend
Schedule of Rates and Fees
(Attachment A to Budget Ordinance)
Effective July 1, 2025**

Yellow= New/Change

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	\$.28 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
Vehicle 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)

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.

Utility Rates for FY 25-26

Proposed Rate		
Water		
	Customer	4.80
	Demand	10.44
	Use (0-4000 gallons)	4.22
	4,001-20,000	4.50
	20,000+	4.55
Sewer		
	Customer	7.35
	Demand	16.83
	Use	9.30

Town of River Bend

Fiscal Year 2025-2026 Budget Workshop

May 15, 2025

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 15 at 5 p.m. and eliminate the need for the scheduled budget workshop at 4 p.m. on May 15.