



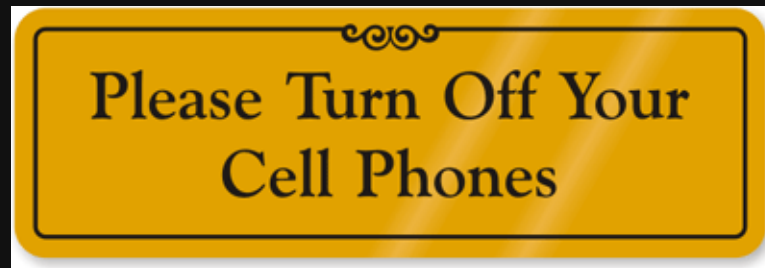
Town of River Bend

Fiscal Year

2023-2024

Budget Workshop

Session IV



This presentation and all of the previous presentations for the FY23-24 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 2023-24 (approved 1-19-23)

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 2023-2024 Budget Workshop

May 11, 2023

30. Tax Rates, Utility Rates, and Other Fees

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

UPDATED

Changes Since Last Meeting

Final Changes:

Reduce tax rate to 24¢ instead of 23¢

Provide funding for one additional full-time police officer

Reduce Governing Board budget by \$24,000

Increase Police budget by \$66,000

Eliminate CERT funding

Increase CAC funding to \$2,500

These changes increase the contingency line by \$427 because it is calculated as a percentage of the General Fund

Changes Since Last Meeting

Yellow highlighted cells represent amounts that were changed

Governing Body		YR End Budget	Actual Year-End	YR End Budget	Actual Year-End	Current Budget 03/10/23	Expend. as of 02/28/23	Projected Year-End	Proposed Budget
4110									
121	Wages & Salaries	18,300	17,950	18,300	18,300	18,300	9,150	18,300	18,300
170	Council & Spouse Expense	5,500	566	8,923	389	7,161	3,471	4,000	5,500
181	FICA	1,409	1,373	1,400	1,400	1,400	700	1,400	1,400
186	Workers' Compensation Ins.	71	71	74	55	66	61	61	68
171	Mayor's Representation	2,000	237	2,000	1,564	2,000	1,735	2,000	2,000
481	Indirect Cost- Labor	-9,890	-9,890	-9,887	-9,886	-9,883	-6,589	-9,883	-9,884
491	Dues & Subscriptions	8,310	7,013	8,190	8,968	8,356	6,618	8,065	8,616
499	Misc- Contributions	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
550	Capital Outlay								36,000
	TOTAL	28,700	20,319	32,000	23,790	30,400	18,146	26,943	65,000

This is a decrease of \$24,000 vs. recommended

Changes Since Last Meeting

Parks & CAC		20-21		21-22		22-23		23-24 Proposed Budget	
		YR End Budget	Actual Year-End	YR End Budget	Actual Year-End	Current Budget 03/10/23	Expend. as of 02/28/23		Projected Year-End
6130									
121	Wages & Salaries	25,432	20,183	19,237	16,287	29,401	15,517	26,272	30,519
122	Overtime	0	0	0	16	0	7	7	0
134	401(k) Retirement	865	752	641	374	861	543	1,062	921
181	FICA	1,970	1,526	1,495	1,238	2,276	1,180	2,010	2,342
182	Loc Govt Emp Retirement	1,807	1,527	1,491	841	2,138	1,315	2,570	2,427
183	Group Insurance	3,793	2,820	2,784	1,396	3,745	2,407	3,911	3,779
185	Unemployment Comp.	0	27	0	-1	0	0	0	0
186	Workers' Compensation Ins.	1,199	1,087	900	590	1,230	1,145	1,145	1,550
310	Travel & Subsistence	0	0	0	0	0	0	0	0
399	Contracted Services	4,500	4,620	3,500	2,900	3,500	465	2,500	7,500
299	Supplies & Materials	2,800	5,227	4,415	5,676	2,800	3,517	4,000	3,212
358	CAC	2,000	2,302	2,240	2,234	2,000	984	2,000	2,500
330	Utilities	5,200	4,350	5,200	5,038	5,400	3,432	5,148	5,700
351	Maint & Repairs- Bldg & Grnds	4,000	0	4,500	5,338	4,557	151	2,000	4,643
352	Maint & Repairs- Equipment	2,000	0	2,220	0	2,000	0	1,000	2,000
481	Indirect Cost- Labor	-5,196	-5,196	-3,924	-3,924	-5,208	-3,472	-5,208	-6,092
550	Capital Outlay - Other Equip	0	0	0	0	0	0	0	0
572	Land Improvements	0	0	0	0	0	0	0	0
580	Buildings, Structures & Improvements	0	0	0	0	0	0	0	0
590	Other Structures & Improvement	0	0	0	0	46,500	46,246	46,500	0
593	Landscaping	0	0	0	0	0		0	0
TOTAL		50,370	39,225	44,699	38,004	101,200	73,437	94,917	61,000

This is an increase of \$1,000 vs. recommended

Changes Since Last Meeting

Tax collection		20-21		21-22		22-23			23-24
		YR End Budget	Actual Year-End	YR End Budget	Actual Year-End	Current Budget 03/10/23	Expend. as of 02/28/23	Projected Year-End	Proposed Budget
4140									
392	RE & Pers Prop Collection Fee	7,340	7,181	7,500	7,293	7,600	7,033	7,600	9,733
394	Motor Veh Collection Fee	3,540	3,280	3,700	3,361	4,000	1,728	4,000	3,967
TOTAL		10,880	10,461	11,200	10,655	11,600	8,762	11,600	13,700

This is an increase of \$607 vs. recommended

Emergency Services		20-21		21-22		22-23			23-24
		YR End Budget	Actual Year-End	YR End Budget	Actual Year-End	Current Budget 03/10/23	Expend. as of 02/28/23	Projected Year-End	Proposed Budget
4330									
186	Workers' Compensation Ins.	0	0	0	0	0	0	0	0
399	Contracted Services	2,440	2,619	2,440	2,604	2,120	2,059	2,119	2,120
232	CERT	565	0	565	67	565	57	200	0
299	Supplies & Materials	1,570	1,528	570	15	605	239	605	3,580
450	Property & Liability Ins.	425	317	425	317	410	350	350	0
TOTAL		5,000	4,463	4,000	3,002	3,700	2,705	3,274	5,700

This is a decrease of \$900 vs. recommended

Changes Since Last Meeting

Police		20-21		21-22		22-23		23-24	
		YR End Budget	Actual Year-End	YR End Budget	Actual Year-End	Current Budget 03/10/23	Expend. as of 02/28/23	Projected Year-End	Proposed Budget
4310									
121	Wages & Salaries (FT & PT)	322,613	326,570	342,351	320,435	360,863	227,415	350,763	431,032
122	Overtime	5,000	5,337	5,000	6,364	5,000	10,089	12,500	3,500
133	401(k) Retirement - LEO	14,804	16,099	15,346	15,570	16,510	10,683	16,984	19,782
181	FICA	24,646	25,349	25,503	26,375	27,492	17,979	27,790	32,711
182	Loc Govt Emp Retirement	32,873	34,843	38,027	36,698	44,276	27,862	44,295	57,640
183	Group Insurance	50,867	41,676	53,736	36,996	50,482	33,081	52,824	59,393
185	Unemployment Comp.	0	-22	0	157	0	0	0	0
186	Workers' Compensation Ins.	10,415	9,150	11,104	8,590	9,891	9,695	9,695	12,485
189	Uniform Maintenance	3,240	3,240	3,240	2,946	3,360	1,400	3,080	3,840
310	Travel & Subsistence	3,600	792	3,400	1,646	3,400	337	2,000	3,300
395	Training	2,200	555	2,100	425	2,100	298	1,000	2,100
399	Contracted Services	3,033	2,760	3,000	3,524	3,895	11,104	11,463	4,306
212	Uniforms	7,500	3,344	7,500	3,033	8,720	4,353	5,500	10,776
231	Community Watch	1,100	563	1,000	885	1,325	858	1,325	1,400
251	Motor Fuel	16,872	8,523	13,550	10,925	15,916	11,418	17,070	16,016
299	Supplies & Materials	25,300	16,932	25,509	16,070	24,063	7,328	24,063	29,700
320	Telephone & Postage	7,400	6,338	7,400	6,536	7,100	4,575	6,975	7,300
340	Printing	320	0	319	0	319	0	319	320
352	Maint & Repairs- Equip	1,000	654	1,200	200	1,200	1,650	1,750	2,032
353	Maint & Repairs- Auto	10,000	4,200	10,408	9,993	10,275	15,096	17,000	12,300
481	Indirect Cost- Labor	-4,488	-4,488	-4,699	-4,700	-5,007	-3,337	-5,007	-6,033
499	Byrne Justice Grant	17,303	15,063	22,170	0	22,170	20,231	22,170	0
491	Dues & Subscriptions	450	450	450	677	658	300	300	900
540	Capital Outlay- Motor Vehicles	40,000	41,368	52,500	0	50,435	48,392	50,435	40,000
9800									
988	Transfer to LESA Fund	6,359	6,359	13,500	13,500	13,500	13,500	13,500	12,200
TOTAL		602,407	565,654	653,614	516,846	677,943	474,306	687,794	757,000

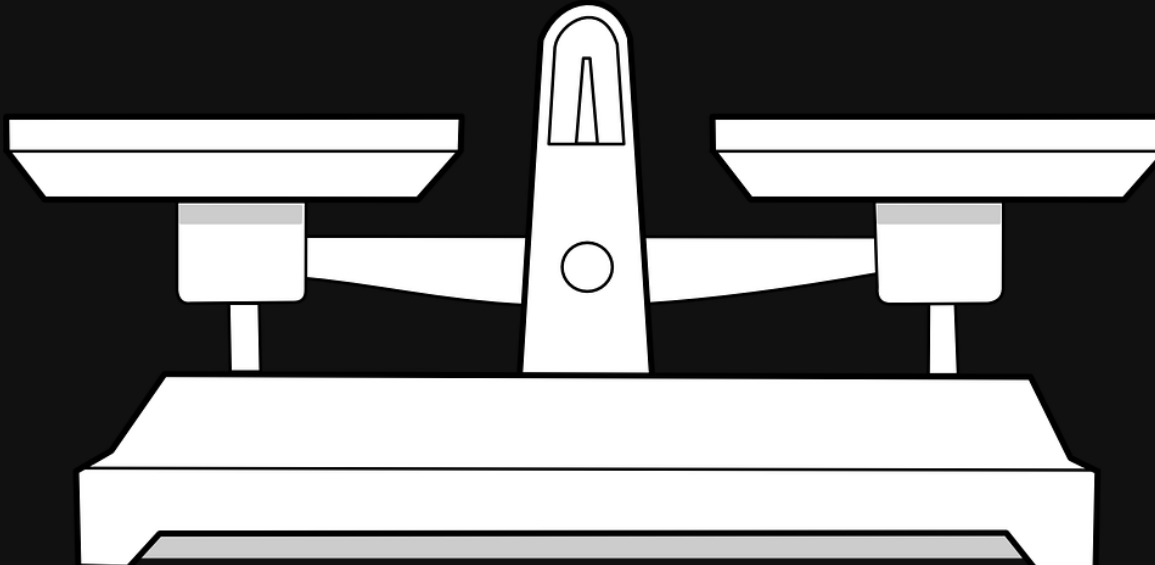
This is an increase of \$66,000 vs. recommended. The Police Department budget is equal to 73.8% of all property tax revenue.

Changes Since Last Meeting

These changes represent an increase of \$43,134 vs. Manager's budget recommendation

<i>General Fund</i>	
Total Revenue	2,156,391
Total Expenditures	2,156,391
Revenue - Expenditure =	0

Balanced- Revenues = Expenditures (with appropriated fund balance)



Key Parts to Ad Valorem Tax Equation

1. Tax Base = the value of 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.

2023 Average Home Example:

Tax value	=	\$244,807
Tax rate	=	24¢
$\$244,807 / 100 = 2,448 \times .24 =$		
Tax bill of		\$587.54

Another key variable to remember, especially in a revaluation year, 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. The percentage change in value is NOT the same for all properties.

Tax Equation Comparison FY24 vs FY23

Our projected tax base for the town for FY 23 is \$317,235,812

Our tax rate last year was 26.0¢

Our tax levy last year (before collection fees) was \$824,813

Our estimated tax base for the town for FY 24 is \$430,780,000

If our tax rate did not change for FY 24 26.0¢

Our proposed tax levy (before collection fees) would be \$1,120,028

Our estimated tax base for the town for FY 24 is \$430,780,000

Our proposed tax rate for FY 24 is 24.0¢

Our proposed tax levy (before collection fees) will be \$1,033,872

History of Property Values 2000-2024

Fiscal Year	Assessed Value ⁽¹⁾				Property Tax Rate ⁽³⁾	Percent Increase in Value ⁽⁴⁾
	Real Property	Personal Property ⁽²⁾	Public Service Companies	Total		
2000	174,182,213	30,071,892	859,053	205,113,158	0.15	
2001	175,675,782	28,311,504	875,825	204,863,111	0.18	-0.1%
2002	176,583,376	31,406,404	890,863	208,880,643	0.19	2.0%
2003	195,268,323	32,460,326	1,078,719	228,807,368	0.19	9.5%
2004	196,314,444	32,651,818	1,142,159	230,108,421	0.19	0.6%
2005	199,709,586	33,204,377	1,190,200	234,104,163	0.22	1.7%
2006	199,681,129	33,071,658	1,263,122	234,015,909	0.22	0.0%
2007	202,505,928	33,644,713	1,276,177	237,426,818	0.22	1.5%
2008	205,367,495	33,902,378	1,299,727	240,569,600	0.25	1.3%
2009	209,055,595	32,586,740	1,407,665	243,050,000	0.2800	1.0%
2010	209,530,520	30,970,647	1,162,762	241,663,929	0.2800	-0.6%
2011	299,654,043	29,153,944	1,580,323	330,388,310	0.2650	36.7%
2012	299,057,633	29,643,132	1,611,985	330,312,750	0.2650	-0.02%
2013	298,728,561	31,087,835	1,600,952	331,417,348	0.2650	0.33%
2014	299,442,588	40,404,718	1,578,248	341,425,554	0.2650	3.02%
2015	300,275,280	33,006,898	1,561,531	334,843,709	0.2650	-1.93%
2016	301,092,296	33,931,156	1,551,397	336,574,849	0.2650	0.52%
2017	262,250,563	34,319,949	1,837,069	298,407,581	0.3105	-11.34%
2018	262,618,507	34,969,204	1,918,924	299,506,635	0.2900	0.37%
2019	266,236,252	34,874,890	1,914,600	303,025,742	0.2400	1.17%
2020	249,513,907	36,141,067	2,042,981	287,697,954	0.2600	-5.06%
2021	265,631,470	40,627,802	2,482,351	308,741,623	0.2600	7.31%
2022	272,010,285	41,534,281	2,234,560	315,779,126	0.2600	2.28%
2023	271,541,930	43,409,945	2,283,937	317,235,812	0.2600	0.46%
2024	385,000,000	43,500,000	2,280,000	430,780,000	0.2400	35.79%

Highlighted rows indicate a revaluation Year. 2024 is an estimate.

Comparison To Other Years

Our tax base for the town for FY 14 was	\$341,425,554
Our tax rate was	26.5¢
Our tax levy (before collection fees) was	\$904,777

Our estimated tax base for the town for FY 23 is \$317,235,812
(which is \$24,189,742 less than it was for FY 2014)
FY 2023 is the year that we must use for comparison to develop our revenue neutral tax rate.

Our revenue neutral tax rate for FY 24 vs. FY 23 is	19.36¢
And, if adopted, would produce a tax levy of <i>(which is \$70,787 less than it was in FY 2014)</i>	\$833,990

Our estimated tax base for the town for FY 24 is	\$430,780,000
Our proposed tax rate for FY 24 is	24.0¢
Our proposed tax levy (before collection fees) will be	\$1,033,872

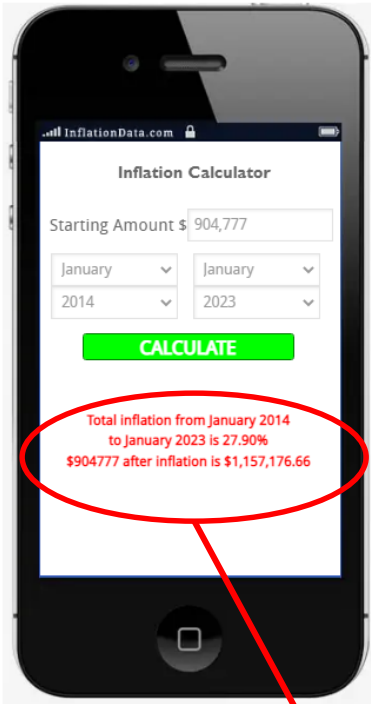
Comparison To Other Years

Cumulative Inflation Calculator

MARCH 14, 2023 BY [TIM MCMAHAN](#) — [LEAVE A COMMENT](#)

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Using the Inflation Calculator you can determine the cumulative inflation (in percent) ranging from 1913- Present. This calculator uses the [Consumer Price Index](#) published by the U.S. Bureau of Labor Statistics which is the most closely watched indicator for inflation in the U.S. It can be considered the "government's key inflation barometer". Using the Inflation Rate Calculator will give you the cumulative inflation between any two months.

Please read the following instructions carefully. It does make a difference in understanding how the Inflation calculator works and ensuring that you get the right answer. To start select the starting month and year and the ending month and year and then click the "Calculate Inflation Rate" button to see your inflation calculation.
Note: To get a full 12 months you must have the same starting month and ending month. In other words a full year is January to January not January to December.

**Total inflation from January 2014
to January 2023 is 27.90%**
\$904777 after inflation is \$1,157,176.66

According to the U.S. Bureau of Labor Statistics, the Consumer Price Index (CPI) increased 27.9% between January, 2014 and January, 2023. For the South Region it was 29.6%

That means, including inflation, items that cost \$904,777 (value of 2014 tax levy) would now cost \$1,157,176.

Just to keep pace with inflation alone* since 2014, we would have to increase our tax rate on the new valuation to 26.86¢

If we did, it would generate a tax levy of \$1,157,075, which is \$123,203 less than the proposed tax rate generates.

* not accounting for any new service, programs, etc. since 2014

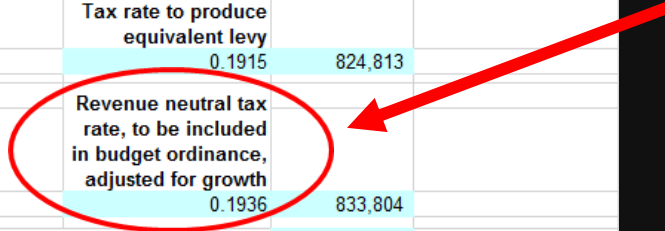
• Source-www.inflationdata.com

Revenue Neutral Calculation

Neutral Property Tax Increase (Decrease)				River Bend		
Note: The top part of this worksheet is used as working papers to make it easier for you (counties and municipalities) to calculate amounts that should be used in the actual budget ordinance.						
Revaluations as of:						
January 1, 2023 and 2016						
Fiscal year	Assessed Valuation as of June 30	Annexation (Deannexation)	Total Adjusted for Annexation or Deannexation	Valuation Increase (Decrease)	Percentage change	
2023-24	430,780,000	-	23-24 430,780,000 22-23 317,235,812			
2022-23	317,235,812	-	22-23 317,235,812 21-22 315,779,126	1,456,686	0.46%	
2021-22	315,779,126	-	21-22 315,779,126 20-21 308,741,623	7,037,503	2.28%	
2020-21	308,741,623	-	20-21 308,741,623 19-20 287,697,954	21,043,669	7.31%	
2019-20	287,697,954	-	19-20 287,697,954 18-19 303,025,742	(15,327,788)	-5.06%	
2018-19	303,025,742	-	18-19 303,025,742 17-18 299,506,635	3,519,107	1.17%	
2017-18	299,506,635	-	17-18 299,506,635 16-17 298,407,581	1,099,054	0.37%	
2016-17	298,407,581					1.09% Average growth % Doesn't include revaluation increase (decrease)
Last year prior to revaluation				Tax rate	Estimated tax levy	
2022-23	317,235,812			0.2600	824,813	
First year of revaluation				Tax rate to produce equivalent levy		
2023-24	430,780,000			0.1915	824,813	
Increase (decrease) tax rate for average growth rate				Revenue neutral tax rate, to be included in budget ordinance, adjusted for growth		
2023-24	(0.0664)			0.1936	833,804	
				Increase (Decrease) in Tax Levy	8,991	
				Average Percentage Increase (Decrease)	1.09%	

This work sheet is provided by the LGC.

Revenue Neutral Rate 19.36¢



Historical Data

Town of River Bend - Total Assessed Value



2014	299,442,588	40,404,718	1,578,248	341,425,554	0.2650	3.02%
2015	300,275,280	33,006,898	1,561,531	334,843,709	0.2650	-1.93%
2016	301,092,296	33,931,156	1,551,397	336,574,849	0.2650	0.52%
2017	262,250,563	34,319,949	1,837,069	298,407,581	0.3105	-11.34%
2018	262,618,507	34,969,204	1,918,924	299,506,635	0.2900	0.37%
2019	266,236,252	34,874,890	1,914,600	303,025,742	0.2400	1.17%
2020	249,513,907	36,141,067	2,042,981	287,697,954	0.2600	-5.06%
2021	265,631,470	40,627,802	2,482,351	308,741,623	0.2600	7.31%
2022	272,010,285	41,534,281	2,234,560	315,779,126	0.2600	2.28%
2023	271,541,930	43,409,945	2,283,937	317,235,812	0.2600	0.46%
2024	385,000,000	43,500,000	2,280,000	430,780,000	0.2400	35.79%

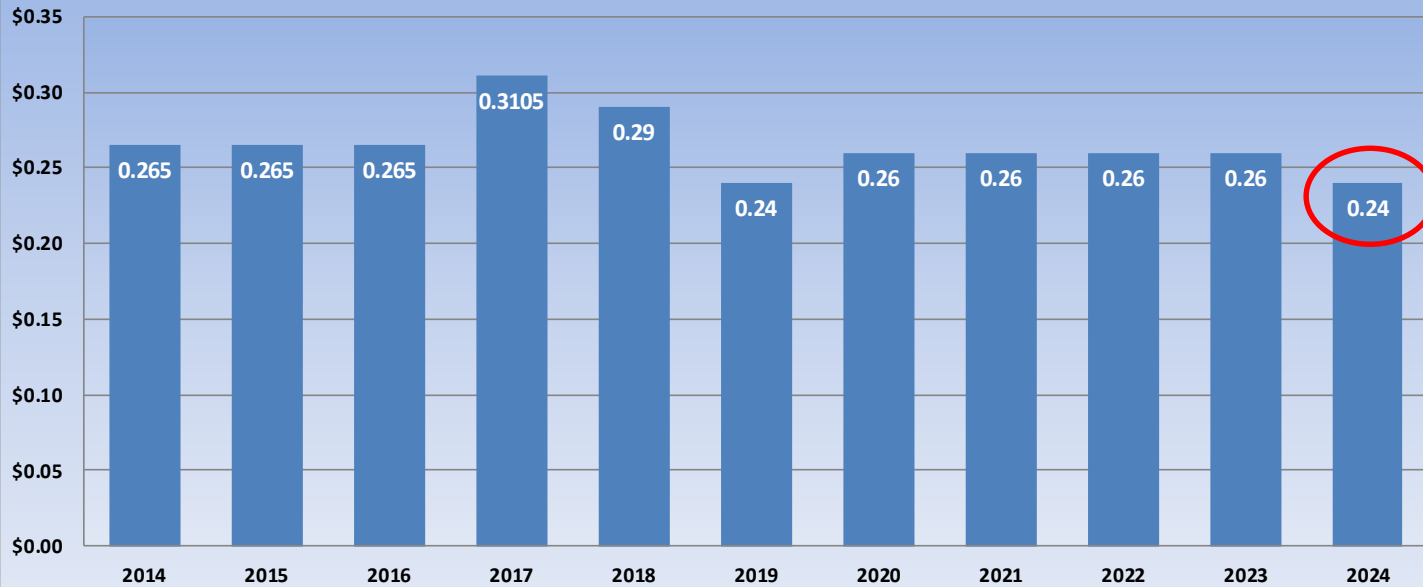
2024 value is a 35.79% increase over 2023. It is only a 26.17% increase over 2014 value, or only a 2.6% increase per year avg. since 2014.

Historical Data

Town of River Bend - Total Assessed Value



Ad Valorem Tax Rate for Fiscal Year Ending



Comparisons Of Previous Years

Fiscal Year	Average Value	Tax Rate	Tax Bill
2014	\$187,799	26.5¢	\$497.67
2023	\$165,649	26.0¢	\$430.69
2024	\$244,807	24.0¢	\$587.54

Increase in average value % from 2014 to 2024= 30.4%

Increase in average value \$ from 2014 to 2024= \$57,008

Increase in tax bill % from 2014 to 2024= 18.0%

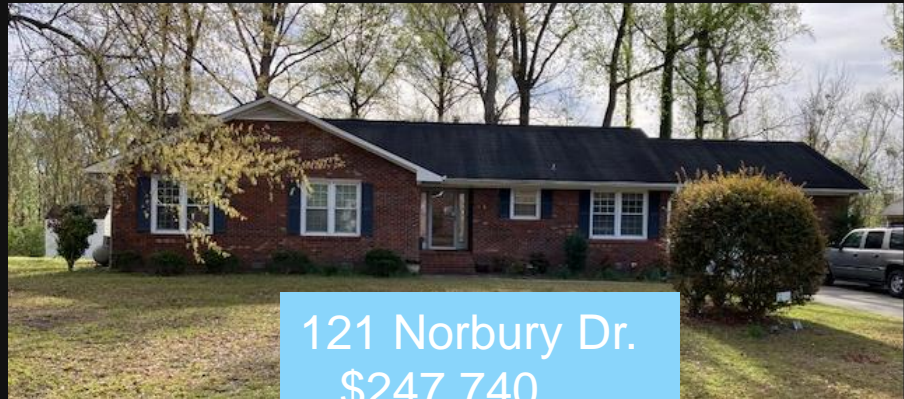
Increase in tax bill \$ from 2014 to 2024= \$89.87

Accounting for inflation alone, a tax bill of \$497.67 in 2014 would cost \$636.50 in 2024 and a tax bill of \$430.69 in 2023 would cost \$458.30 in 2024.

There are 1,523 homes in River Bend. They range in value from \$78,290 to \$2,107,270. The average value of a home in River Bend is \$244,807. Below are some examples of the average home in River Bend (+/- \$3,000).



411 Rockledge Rd
\$245,970



121 Norbury Dr.
\$247,740



202 Margo Court
\$244,780



112 Channel Run
\$243,010

EFFECT OF REVALUATION- THEORY

Old value	Bill for old value at 0.26	New Value with change in %	Bill for new value at \$0.2400	Change in bill
\$100,000	\$260.00	\$135,790	\$325.90	\$65.90
\$180,283	\$468.74	\$244,806	\$587.54	\$118.80
\$300,000	\$780.00	\$407,370	\$977.69	\$197.69
\$400,000	\$1,040.00	\$543,160	\$1,303.58	\$263.58
\$500,000	\$1,300.00	\$678,950	\$1,629.48	\$329.48
\$600,000	\$1,560.00	\$814,740	\$1,955.38	\$395.38
\$1,000,000	\$2,600.00	\$1,357,900	\$3,258.96	\$658.96

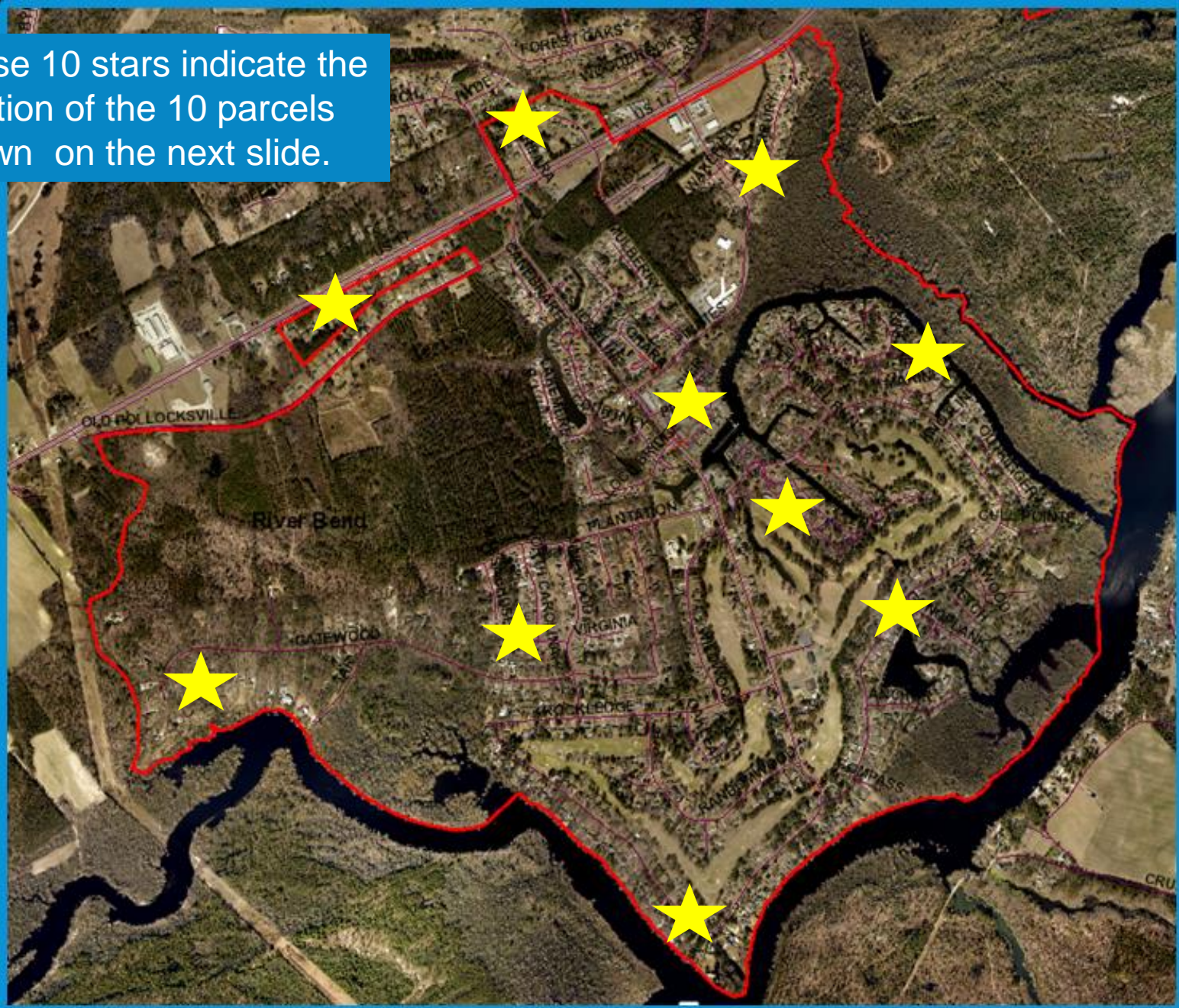
Enter change in % of value in yellow box. For reduction in % use negative sign.

35.79%

Enter tax rate you wish to apply to new value in green box (enter as decimal).

\$0.2400

These 10 stars indicate the location of the 10 parcels shown on the next slide.



EFFECT OF REVALUATION-REALITY

Parcel #	Old value	New value	Change%	Change \$	Old bill at 0.26	New Bill at 0.24	Change in Bill
8-205-3-010	\$163,320	\$212,850	30.33%	\$49,530	\$424.63	\$510.84	\$86.21
8-205-1-037	\$86,530	\$133,760	54.58%	\$47,230	\$224.98	\$321.02	\$96.05
8-073-D-119	\$235,810	\$321,340	36.27%	\$85,530	\$613.11	\$771.22	\$158.11
8-206-4-004	\$160,120	\$236,870	47.93%	\$76,750	\$416.31	\$568.49	\$152.18
8-200-K-022	\$185,890	\$252,750	35.97%	\$66,860	\$483.31	\$606.60	\$123.29
8-200-B-013	\$373,720	\$609,860	63.19%	\$236,140	\$971.67	\$1,463.66	\$491.99
8-073-A-025	\$257,650	\$362,170	40.57%	\$104,520	\$669.89	\$869.21	\$199.32
8-073-A-035	\$610,200	\$781,940	28.14%	\$171,740	\$1,586.52	\$1,876.66	\$290.14
8-201-2-038	\$78,810	\$136,150	72.76%	\$57,340	\$204.91	\$326.76	\$121.85
8-201-8-039	\$175,550	\$257,260	46.55%	\$81,710	\$456.43	\$617.42	\$160.99
AVERAGE	\$232,760	\$330,495	45.63%	\$97,735	\$605.18	\$793.19	\$188.01

Enter tax rate you wish to apply to new value in yellow box (enter as decimal).

\$ 0.2400

Schedule of Fees for FY 23-24

See attached handout for list of fees

No change in fees

2¢ reduction in tax rate

No change in utility rates

Town of River Bend
Schedule of Rates and Fees
 (Attachment A to Budget Ordinance)
 Effective July 1, 2023

Yellow=Change
Strike =Eliminate

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
Town Ordinance Violation	<hr/>
1st Offense	<hr/> \$25.00
2nd Offense	<hr/> \$50.00
3rd Offense	<hr/> \$75.00
4th (and subsequent) offense	<hr/> \$100.00
	<hr/>

Ordinance permits penalties up to \$500. Penalties of this magnitude are reserved for serious infractions.

Golf Cart Registration Fee	\$10.00
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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 ⁽⁴⁾	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 ⁽⁴⁾	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 ⁽⁴⁾	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	\$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 Public Works Director 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 23-24

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 2023-2024 Budget Workshop

May 18, 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 18 at 7 p.m. and eliminate the need for the scheduled budget workshop.