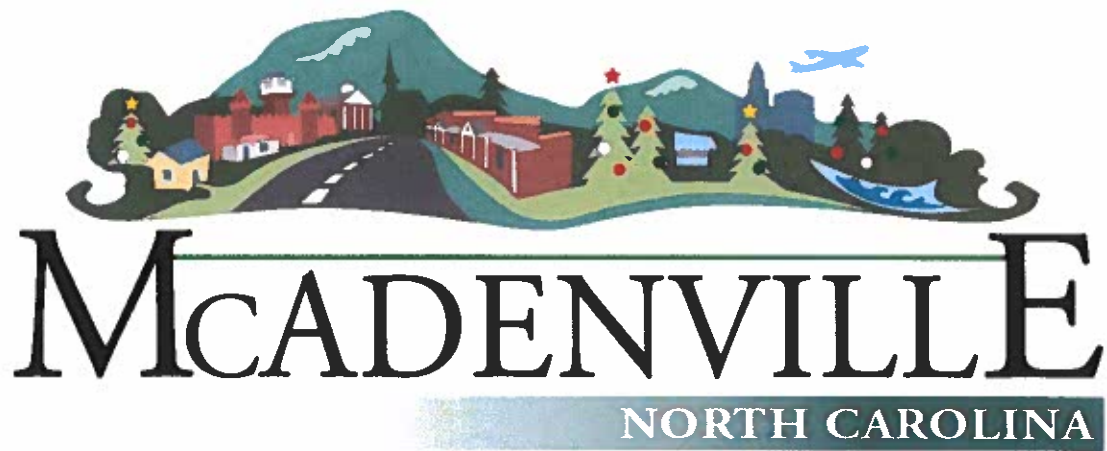
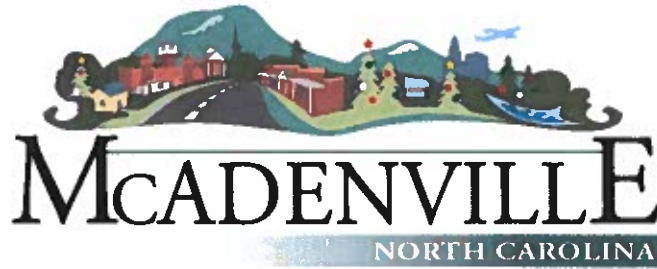




Proposed Budget – FY2022/2023

A public hearing for the FY2022-2023 proposed budget is set for Tuesday, June 14, 2022 at 6:00 PM to be held in the Council Chambers of McAdenville Town Hall located at 163 Main Street, McAdenville.



May 31, 2022

The Honorable Jim Robinette, Mayor
Members of the Town Council
McAdenville, North Carolina

Subject: Fiscal Year 2022-2023 Proposed Municipal Budget

Dear Mayor Robinette and Members of the Town Council:

It is my pleasure to present to you the proposed Fiscal Year 2022-2023 budget for the Town of McAdenville, North Carolina, which provides the financial plan through which the municipal government will operate for the coming year. The budget has been prepared in accordance with Chapter 159, Article 3 of the NC General Statutes, the Local Government Budget and Fiscal Control Act.

Summary:

The Town of McAdenville has taken a fiscally conservative approach to budgeting over the past two years due to the COVID pandemic and the uncertainty of how it would impact revenues. Capital projects were placed on hold and revenues were used to support general government services, maintain Police and Fire protection, and the operation of the water and sewer utility. Fortunately, the pandemic is waning, and Gaston County is seeing growth in the housing market and an influx of new industry. McAdenville's current budget focuses on expanding amenities to attract new business and retailers to our historic downtown to create a more inclusive community for our residents.

The total Fiscal Year 2022-2023 budget for the Town of McAdenville is \$2,173,865.00. This is an increase of \$227,789.00 from the FY21-22 budget in the General Fund and Water & Sewer Fund combined.

Water & Sewer Fund	\$ 876,565.00
General Fund	<u>\$ 1,297,300.00</u>
Total	\$2,173,865.00

Water / Sewer Overview:

The Water & Sewer Fund will see a decrease in the budget of \$64,320 from FY22. This decrease results from \$200,000 in grant funds being realized in the previous year's budget. No grant revenues are presented in the current budget and \$300,000 is being expensed in planned capital improvement for engineering and construction of a new pressure reducing valve system serving the northwest section of Town.

In the past three years the Town has completed an Asset and Inventory Assessment plan along with a Merger Regionalization Study. The purpose of the AIA study was to inventory the Town's water and sewer assets and assess their age and condition. Information obtained from the assessment provided the Town with a Capital Improvement Project plan to proactively manage future upgrades and repairs to the water and sewer system. The purpose of the Merger Regionalization Study was to review current financial data and determine if it was adequate to successfully maintain the systems operation and fund the needed capital improvement projects. The Town's current capital improvement needs total over \$7 million dollars. The MRF study shows that McAdenville does not have a large enough customer base to generate the revenue needed to cover the cost of operations and needed maintenance without substantial increases in rates and grant funding.

The Town has submitted two applications for water system improvements for consideration in the Division of Water Infrastructure Spring funding round. Both applications include key rehabilitation projects from the adopted capital improvement plan. In addition, by completing the Asset/Inventory Assessment and Merger Regionalization studies, the Town has positioned itself to apply for a Distressed Systems designation from the State Water Infrastructure Authority. This designation would allow the Town to compete for the \$89.7 million in funding available through NC DEQ's Viable Utility Reserve.

At this time the Water and Sewer Operation has positive cash flows even though it has short falls for funding capital improvements. The water/sewer fund has reserves of \$1.1 million which will be utilized for improvements as we actively seek out other funding opportunities. The Town continues collaboration and partnering efforts with TRU/City of Gastonia to establish conditions that will accommodate a desired future merger of the Town's water and sewer systems with those of the City.

The City of Gastonia plans to implement a 5 percent rate increase on municipal wholesale rates for the purchase of water and sewer processing in FY22/23. The rate study conducted by NC Rural Water for McAdenville in 2021 outlines the increases necessary to maintain the Town's current level of profitability in the enterprise fund over a five-year period. The recommended two percent increase over the wholesale increase instituted by TRU has been proposed in this year's budget. The 7 percent increase would be effective on all water and sewer billings issued after July 1, 2022.

General Fund Overview:

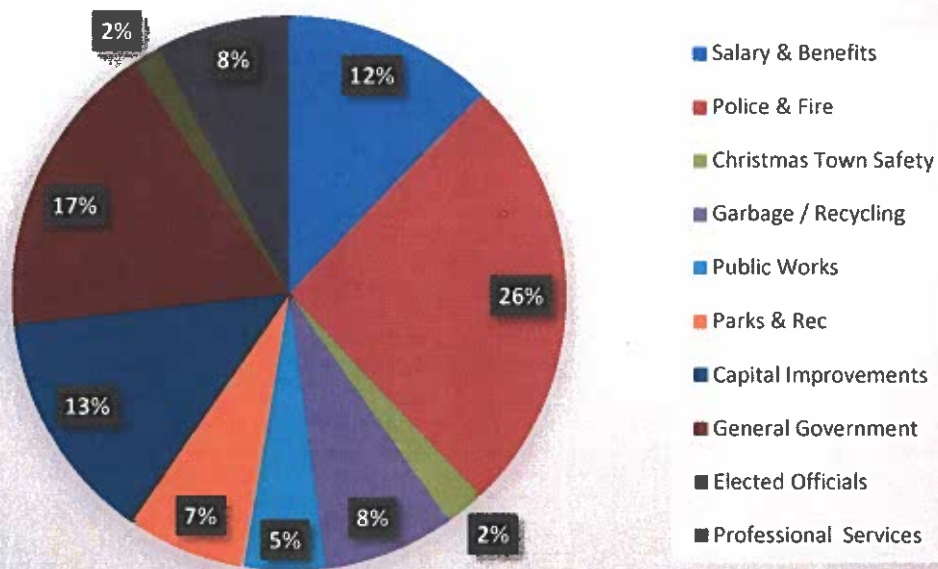
The recommended General Fund budget includes an increase to the ad valorem tax rate to .39 cents per \$100 assessed valuation. This rate will allow the Town to maintain its current financial stability and allow for planned capital improvements. McAdenville will continue to have the lowest tax rate in Gaston County.

The General Fund will have an increase in total anticipated revenues of \$292,109.00 from the previous year. This increase is the result of utilizing APA/CLSFRF grant funds, fund balance allocations and additional estimated property tax collections.

The department breakdown for expenditures in the General Fund is as follows:

Salary & Benefits	\$ 159,250
Police & Fire	\$ 332,750
Christmas Town Safety	\$ 30,000
Garbage / Recycling	\$ 100,000
Public Works	\$ 62,000
Parks and Recreation	\$ 90,000
Capital Improvements	\$ 175,500
General Government	\$ 226,200
Elected Officials	\$ 21,600
Professional Services	\$ 100,000
Total	\$ 1,297,300

FY2022-2023 Expense % by Department



Increases in General Fund expenditures have been realized in several departments. The largest increase is in the contracts for Police and Fire protection with a 19 percent and 18 percent increase since 2019 respectively. These increases have a large impact on the overall budget since the Police and Fire protection account for 26 percent of the Town's total expenditures. Employee retention has become more difficult since the great resignation brought about by the pandemic, so increase in salary and benefits for the Town's full-time staff are proposed. Job classifications and pay ranges have been adjusted and funding for merit increases equal to 5 percent of current compensation included. Directly related to the increasing cost for personnel is the expanded Christmas Town Safety budget. To fill the traffic control positions the hourly rate of pay for officers has been adjusted to the minimum off-duty rate with bonus pay for working on Christmas Eve and Christmas Day.

A shift in this year's budget from the last two years is providing funding for capital improvement projects that enhance existing amenities and refurbish Town assets. The McAdenville greenway is incredibly popular, and plans are underway to improve the parking lot, add a small picnic area, create directional signage, and install landscaping. Funding is also allocated for engineering design plans for McAdenville's portion of the Riverlink Trail which will provide a paved pedestrian path from the Carstarphen South Fork River bridge to Goat Island Park in Cramerton. Lastly, aesthetic upgrades to the façade of the McAdenville Fire Department will begin this fall.

Closing Comments:

McAdenville is famous for their annual Christmas Town celebration, but it is time to utilize other Town assets and move toward becoming a year-round destination for outdoor family fun and entertainment. Maintaining our small-town charm is the top priority; and by investing in our greenways along the South Fork River and supporting redevelopment of the downtown district, McAdenville can create an inclusive community for residents and generate additional revenues for continued fiscal stability. Town Council's vision for McAdenville's future is evolving, and the input and direction they provided in creating this year's budget was greatly appreciated. It is my opinion that the recommended Fiscal Year 2022-2023 budget meets the most important goals of the McAdenville Town Council, addresses essential services provided to the citizens, and responsibly funds capital projects focused on improving Town amenities and fostering a visually pleasing community.

I am extremely thankful for the opportunity to serve the McAdenville Town Council and its citizens and look forward to taking part in the redesign of the Town's downtown district and its exciting future.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Lesley Dellinger".

Lesley Dellinger
Town Administrator/Clerk

GENERAL FUND - REVENUES

Account	Description	Previous Budget 2021-22	Requested Budget FY2022-23
10-301-00	UTILITY FRANCHISE	\$270,000.00	\$270,000.00
10-301-01	PROPERTY TAX	\$450,000.00	\$499,000.00
10-301-02	LOCAL OPT SALES TAX	\$170,000.00	\$200,000.00
10-301-03	TAG & TAX	\$28,000.00	\$30,000.00
10-301-04	POWELL BILL	\$18,000.00	\$22,000.00
10-301-05	GRANTS FROM STATE	\$0.00	\$0.00
10-301-08	SALES TAX REFUND	\$500.00	\$0.00
10-301-09	SOLID WASTE DISPOSAL FEES	\$500.00	\$500.00
10-301-10	ALCOHOL / BEVERAGE	\$2,500.00	\$2,500.00
10-301-12	ARPA-SPECIAL PROJECT FUND (transfer in)	\$0.00	\$107,000.00
10-302-00	INTEREST INCOME - GENERAL FUND	\$1,000.00	\$1,000.00
10-302-04	INTEREST INCOME - POWELL BILL FUND	\$25.00	\$25.00
10-303-00	BUILDING / ZONING FEES	\$1,000.00	\$2,000.00
10-303-04	MISCELLANEOUS INCOME	\$2,000.00	\$0.00
10-303-08	CAPITAL PROJECT RESERVE (CTT Planning Grant)	\$46,666.00	\$46,666.00
10-340-10	FUND BALANCE APPROP - GENERAL FUND	\$0.00	\$116,609.00
10-340-11	FUND BALANCE APPROP - POWELL BILL	\$15,000.00	\$0.00
	GENERAL FUND - TOTAL REVENUES	\$1,005,191.00	\$1,297,300.00

GENERAL FUND - EXPENSES

Dept Desc: 410 GOVERNING BODY		Previous Budget FY2021-22	Requested Budget FY2022-23
10-410-01	SALARIES - GOVERNING BODY	\$17,250.00	\$20,000.00
10-410-36	FICA EXPENSE - GOVERNING BODY	\$1,400.00	\$1,600.00
Dept Desc: 420 ADMINISTRATION			
10-420-01	SALARIES - ADMINISTRATION	\$75,000.00	\$77,000.00
10-420-02	OTHER SALARIES - AP/BILLING	\$22,000.00	\$26,250.00
10-420-13	WASTE COLLECTION / RECYCLING	\$100,000.00	\$100,000.00
10-420-14	PROFESSIONAL SERVICES	\$100,000.00	\$100,000.00
10-420-16	MISCELLANEOUS	\$5,000.00	\$8,000.00
10-420-17	CLEANING SERVICE - TOWN HALL	\$6,500.00	\$6,500.00
10-420-18	BUILDING MAINTENANCE	\$10,000.00	\$60,000.00
10-420-19	WATER/TRASH - TOWN HALL	\$1,200.00	\$1,200.00
10-420-21	TRAVEL & TRAINING	\$5,000.00	\$2,000.00

GENERAL FUND - EXPENSES CONT.

Dept Desc: 420 ADMINISTRATION Cont.		Previous Budget FY2021-22	Requested Budget FY2022-23
10-420-22	TELEPHONE / POSTAGE	\$8,000.00	\$8,000.00
10-420-23	SUPPLIES	\$3,000.00	\$3,000.00
10-420-24	DUES & SUBSCRIPTIONS	\$3,500.00	\$3,500.00
10-420-25	IT-AV EQUIPMENT / SOFTWARE MAINTENANCE	\$10,000.00	\$10,000.00
10-420-26	RETIREMENT - NC ORBIT	\$10,000.00	\$12,500.00
10-420-27	GAS UTILITY - TOWN HALL	\$1,000.00	\$1,000.00
10-420-28	ELECTRICITY - TOWN HALL	\$5,000.00	\$5,000.00
10-420-29	SECURITY-FIRE/BURGLAR	\$750.00	\$750.00
10-420-30	EQUIPMENT LEASES	\$4,000.00	\$4,000.00
10-420-32	CAPITAL OUTLAY	\$77,000.00	\$175,500.00
10-420-33	ADVERTISEMENTS	\$1,000.00	\$1,000.00
10-420-34	INSURANCE - W/C & LIABILITY	\$7,000.00	\$7,500.00
10-420-35	GROUP MEDICAL BENEFITS	\$25,000.00	\$30,000.00
10-420-36	FICA EXPENSES - ADMINISTRATION	\$7,500.00	\$8,000.00
10-420-37	UNEMPLOYMENT INSURANCE REIMBURSEMENT	\$500.00	\$0.00
10-420-38	401-K	\$4,850.00	\$5,500.00
10-420-39	BANKING SERVICE CHARGES	\$875.00	\$750.00
10-420-48	MERIT INCREASES / HOLIDAY BONUS	\$2,000.00	\$4,000.00
10-420-65	FIRE DEPARTMENT - CONTRACTED	\$65,000.00	\$65,000.00
Dept Desc: 430 ELECTIONS			
10-430-01	ELECTIONS EXPENSE	\$1,200.00	\$0.00
Dept Desc: 500 POWELL BILL			
10-500-01	STREETS - POWELL BILL	\$33,000.00	\$22,000.00
Dept Desc: 510 POLICE			
10-510-04	CHRISTMAS TOWN SAFETY	\$20,000.00	\$30,000.00
10-510-42	POLICE SERVICE - CONTRACTED	\$255,000.00	\$267,750.00
Dept Desc: 700 PUBLIC WORKS			
10-700-43	STREET & BRIDGE LIGHTING	\$15,000.00	\$20,000.00
10-700-44	STREET MAINTENANCE	\$25,000.00	\$20,000.00
10-700-45	PARK & GREENWAY MAINTENANCE	\$30,000.00	\$30,000.00
10-700-46	PARK/GREENWAY EQUIPMENT PURCHASE	\$0.00	\$60,000.00
Dept Desc: 910 LOCAL GRANTS			
10-910-10	CTT - DESIGN FOR SOUTH FORK RIVER TRAIL	\$46,666.00	\$100,000.00
	GENERAL FUND - TOTAL EXPENSES	\$1,005,191.00	\$1,297,300.00

WATER / SEWER FUND - REVENUES

Account	Description	Previous Budget FY2021-22	Requested Budget FY2022-23
30-302-00	W&S INTEREST INCOME	\$1,000.00	\$1,000.00
30-350-03	WATER SALES - INDUSTRIAL	\$283,500.00	\$300,000.00
30-350-04	SEWER TAP FEES	\$0.00	\$0.00
30-350-05	SEWER SALES - RETAIL	\$168,000.00	\$178,000.00
30-350-06	WATER TAP FEES	\$0.00	\$0.00
30-350-07	WATER SALES - RETAIL	\$148,000.00	\$156,000.00
30-350-08	W&S LATE FEES	\$4,000.00	\$4,000.00
30-350-11	RECONNECT FEES / WATER	\$300.00	\$0.00
30-350-12	SYSTEM DEV. FEES	\$0.00	\$0.00
30-350-15	MISCELLANEOUS - W&S INCOME	\$50.00	\$0.00
30-350-16	FUND BALANCE APPROP - W&S FUND	\$36,035.00	\$137,565.00
30-350-18	SEWER SALES - INDUSTRIAL	\$100,000.00	\$100,000.00
30-350-21	COUNTY PROCEEDS - SFS PROJECT	\$100,000.00	\$0.00
30-350-24	GRANT PROCEEDS - MRF (merger/regionalization study)	\$100,000.00	\$0.00
	W/S FUND - TOTAL REVENUES	\$940,885.00	\$876,565.00

WATER / SEWER FUND - EXPENSES

Account	Description	Previous Budget FY2021-22	Requested Budget FY2022-23
30-600-01	PURCHASE OF WATER	\$315,000.00	\$330,000.00
30-600-02	DEPRECIATION	\$44,000.00	\$0.00
30-600-04	WATER DEPT MISCELLANEOUS	\$3,000.00	\$3,000.00
30-600-05	SALARIES-WATER DEPT.	\$22,000.00	\$26,250.00
30-600-07	METERED SEWER CHARGES	\$120,000.00	\$136,500.00
30-600-10	SEWER IMPROVEMENTS - SFS PROJECT	\$100,000.00	\$0.00
30-600-15	WATER LINE REPAIR / MAINTENANCE	\$25,000.00	\$25,000.00
30-600-16	SEWER LINE REPAIR / MAINTENANCE	\$15,000.00	\$10,000.00
30-600-20	SYSTEM IMPROVEMENTS - WATER	\$100,000.00	\$250,000.00
30-600-26	RETIREMENT - NC ORBIT	\$2,500.00	\$3,175.00
30-600-36	FICA EXPENSE - W&S ADMINISTRATION	\$1,700.00	\$2,000.00
30-600-38	401K - W&S ADMINISTRATION	\$1,100.00	\$1,300.00
30-600-39	BANKING SERVICE CHARGES - W&S	\$900.00	\$900.00
30-600-40	PROFESSIONAL SERVICES	\$150,000.00	\$50,000.00
30-600-42	CONTRACT SERVICES	\$20,000.00	\$18,000.00
30-600-44	DEBT SERVICE - DWI LOAN FOR SFS PROJECT	\$16,025.00	\$16,025.00
30-600-45	INTEREST EXPENSE - DWI LOAN FOR SFS PROJECT	\$4,660.00	\$4,415.00
	W/S FUND - TOTAL EXPENSES	\$940,885.00	\$876,565.00

Fiscal Year 2022/2023

Budget Ordinance

DRAFT COPY

Ordinance will be presented for adoption following the public hearing.

ORDINANCE 2022-002

**ORDINANCE ADOPTING A BUDGET FOR THE
TOWN OF MCADENVILLE, NORTH CAROLINA FOR
THE FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023**

BE IT ORDAINED by the Town Council of the Town of McAdenville, North Carolina meeting in open session this 14th day of June 2022, that the following anticipated revenues and departmental expenditures are hereby appropriated and approved for the operation of the Town of McAdenville and its activities for the Fiscal Year beginning July 1, 2022 and ending June 30, 2023.

SECTION I – GENERAL FUND EXPENDITURES: A total of \$1,297,300 is hereby authorized to be expended from the department accounts of the General Fund as follows:

Governing body	\$ 21,600
Administrative Department	\$ 485,450
Admin Dept – Fire Service	\$ 65,000
Admin Dept – Garbage Service	\$ 100,000
Elections Department	\$ - 0 -
Street Const & Maintenance (Powell Bill)	\$ 22,000
Police Department	\$ 297,750
Public Works Department	\$ 130,000
Capital Expenditures	<u>\$ 175,500</u>
TOTAL	\$ 1,297,300

SECTION II – WATER AND SEWER FUND EXPENDITURES: A total of \$876,565 is hereby authorized to be expended from the Water and Sewer Fund as follows:

Water and Sewer Department	<u>\$ 876,565</u>
TOTAL	\$ 876,565

SECTION III – GENERAL FUND REVENUES: The Town Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Ad Valorem Taxes	\$ 499,000
Tag & Tax	\$ 30,000
Utility Franchise Tax	\$ 270,000
Sales Taxes	\$ 200,000
Powell Bill	\$ 22,000
Alcohol / Beverage Tax	\$ 2,500
Solid Waste Disposal	\$ 500
Interest Income General Fund (GF)	\$ 1,000
Interest Income Powell Bill (PB)	\$ 25
Bldg. and Zoning Fees	\$ 2,000
Capital Project Reserves	\$ 46,666
ARPA-Special Project Fund (transfer in)	\$ 107,000
Fund Balance Appropriations GF	\$ 116,609
Fund Balance Appropriations PB	<u>\$ - 0 -</u>
TOTAL	\$ 1,297,300

SECTION IV – WATER AND SEWER FUND REVENUES: The Town Council does estimate that the following Revenues will be available during the fiscal year beginning July 1, 2022 and ending June 30, 2023:

Charges for Service	\$ 738,000
Interest Income	\$ 1,000
Fund Balance Appropriations W&S	\$ 137,565
Transfer from General Fund (GF)	\$ - 0 -
TOTAL	\$ 876,565

SECTION V – LEVY OF TAXES: There is hereby levied, for Fiscal Year 2022-2023, an Ad Valorem Tax Rate of \$0.39 on each one hundred dollars (\$100.00) valuation of taxable property as listed for taxes as of January 1, 2022. This rate is based on an estimated 99.04% collection rate which was at least the collection rate experienced during the 2021-2022 fiscal year.

There is also hereby levied, for Fiscal Year 2022-2023, a Vehicle tax of \$5.00 per year upon any vehicle resident in the Town of McAdenville.

SECTION VI – FEES SCHEDULE: The Town Council shall adopt a schedule of fees and rates for various services, as may be amended from time to time as determined appropriate, to provide funding to cover costs for the provision of designated services.

SECTION VII – SPECIAL AUTHORIZATION – FINANCE OFFICER: The finance officer is hereby authorized to reallocate appropriations within departments and among the various line items not organized by departments as deemed necessary.

The Finance Officer shall be authorized to execute interdepartmental transfers, within the same fund, not to exceed ten percent (10%) of the appropriated monies for the department whose allocation is reduced. Notification of such transfers shall be made to the Town Council at its next regular meeting following the date of transfer.

Budget Ordinance for Fiscal Year 2022-2023 adopted this 14th day of June 2022.

Jim Robinette
Mayor

Attest:

Lesley Dellinger
Town Administrator/ Clerk

Fiscal Year 2022/2023

Proposed Rate Increases

- **Water / Sewer Services**
- **General Fee Schedule**

The water/sewer service rates and general fee schedule will be adopted as part of the FY2022/2023 budget. New rates will be effective as of 7/1/2022.

Town of McAdenville, North Carolina

PROPOSED RATES

Water and Sewer Services FY 2022-23 Adopted ###/2022 and Effective 7/1/2022

<u>WATER RATES</u>	<u>CURRENT INSIDE RATES</u>	<u>7% INSIDE RATE</u>	<u>CURRENT OUTSIDE RATES</u>	<u>7% OUTSIDE RATE</u>
Customer Charge	\$4.25	\$4.55	\$4.25	\$4.55
Per 1000 gallons	\$5.88	\$6.29	\$7.05	\$7.54
Volume Rate	1.3 x City of Gastonia Inside City Rate(s)			
Monthly rate for unmetered (Based on 4,000 gal) service - residential	\$23.51	\$25.16	\$28.21	\$30.18
Fire Line Service Monthly service rate (2 inch)	\$26.71	\$28.58	\$32.07	\$34.31
<u>SEWER RATES</u>				
Customer Charge	\$4.68	\$5.01	\$4.68	\$5.01
Per 1000 gallons water use	\$10.51	\$11.25	\$12.50	\$0.00
Monthly rate for unmetered (Based on 4,000 gal) service residential only	\$42.07	\$45.01	\$49.99	\$53.49
Minimum monthly charge: (Based on 2,500 gal)				
Water with Customer Charge	\$18.94	\$20.27	\$21.88	\$23.41
Sewer with Customer Charge	\$30.97	\$33.14	\$35.92	\$38.43
Irrigation	\$14.70	\$15.73	\$17.63	\$18.86
Minimum Monthly Bill (2500 gal)	\$49.91	\$53.40	\$57.80	\$61.85
	minimum monthly bill increase >>>>>>		\$3.49	\$4.05

WATER TAP AND WATER SYSTEM DEVELOPMENT FEES

Individual Water Tap Fees:

Water meter size		
3/4" service	\$750.00	\$1,500.00
1" service	\$1,000.00	\$2,000.00
1 1/2" service	\$2,000.00	\$4,000.00
2" Service	\$2,500.00	\$5,000.00

*all fees are x2 for outside Town Limits--All taps greater than 2" are to be installed by the developer's contractor upon approval by the Town

Fire Line Service Tap	All Cost Borne by Customer	All Cost Borne by Customer
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Individual Water System Development Fee:

	Multiplier		
Water Meter Size 3/4"	1	\$1,250.00	\$2,500.00
1" service	2.5	\$3,125.00	\$6,250.00
1 1/2" service	5	\$6,250.00	\$12,500.00
2" service	8	\$10,000.00	\$25,000.00
Meter Set Fee		\$250.00	
Irrigation Tap Fee		\$825.00	plus cost

SEWER TAP AND SEWER SYSTEM DEVELOPMENT FEES**Individual Service Tap:**

4" Service with 3/4" water meter	\$750.00	\$1,500.00
4" Service with 1" water meter	\$750.00	\$1,500.00
6" Service with 1 1/2" water meter	*	
6" Service with 2" water meter	*	

Individual Sewer System Development Fee

4" Service with 3/4" water meter	\$1,250.00	\$1,500.00
4" Service with 1" water meter	\$3,125.00	\$6,250.00
6" Service with 1 1/2" water meter	\$6,250.00	\$12,500.00
6" Service with 2" water meter	\$10,000.00	\$20,000.00

UTILITY DEPOSITS AND FEES**INSIDE RATES****OUTSIDE RATES**

Water and Sewer Deposit Fee: each utility	\$50.00
Reconnect Fee for failure to pay:	\$50.00
Returned Check Fee:	\$30.00

Water is Disconnected after payment is thirty (30) days late.
Property owners shall be responsible for all charges and fees not paid by tenants.

Notes:

1. Sewer Charge is 100% of water use. (volume)
2. Tap fees and system development fees shall be per lot or per unit served.
3. System development fees due from residential developer shall be paid before the zoning compliance permits are issued (Tap fees are waived where developer has installed utility systems in accordance with city ordinances.)
4. System development fees for residential customers where a tap fee is also due shall be paid before tap is installed by the Town.
5. Residential developments and individuals who have obtained zoning permits prior to July 1, 2006 shall be exempted from paying system development fees.
6. Residential developers shall be responsible for the installation of all utilities including water and sewer taps, meter boxes and meters for each lot or unit in accordance with Town Requirements. All costs shall be borne by the developer.

EFFECTIVE DATE: October 1, 2009 for all bills rendered on or after that date, rate for unmetered service amended to 4,000 gallons.

EFFECTIVE DATE: April 13, 2010 all property owners shall be responsible for all charges and fees not paid by tenants.

EFFECTIVE DATE: July 1, 2010 flat rate Customer Charge established for all bills rendered on or after that date. (10% Increase on per 1,000 gallon charge)

EFFECTIVE DATE: September 1, 2011 for all bills rendered on or after this date.

EFFECTIVE DATE: July 1, 2012 for all bills rendered on or after this date. (4% increase)

EFFECTIVE DATE: February 1, 2014 Sewer Rate Increase (from .0055 to .009)

EFFECTIVE DATE: July 1, 2014 New Tap and System Development Fees Established

EFFECTIVE DATE: October 10, 2017 Irrigation Fee Increased from \$750 to \$825/plus cost

EFFECTIVE DATE: July 1, 2018 for all bills rendered on or after this date (2.5% increase)

EFFECTIVE DATE: July 1, 2020 for all bills rendered on or after this date (5.0% increase)

EFFECTIVE DATE: July 1, 2021 for all bills rendered on or after this date (8.5% increase)

EFFECTIVE DATE: July 1, 2022 for all bills rendered on or after this date (7.0% increase)

Revised 5/13/2022

Town of McAdenville
PROPOSED
FEE SCHEDULE FY 2022/2023
Adopted #/##/2022 and Effective 7/1/2022

Planning and Zoning Fees

Residential Zoning Permits

New Home Construction:	\$60.00	\$100.00
Multi-Family:	\$60.00	\$10/per unit
Home Addition/Expansion:	\$60.00	\$75.00
Home Renovation/No Expansion:	\$00.00	\$20.00
Accessory Structures:	\$30.00	\$40.00
Zoning Compliance:	\$30.00	\$40.00

Non-Residential Zoning Permits

Up to 1,000 sq. ft:	\$150.00	\$200.00
1,001 sq. ft – 5,000 sq. ft:	\$200.00	\$250.00
5,001 sq. ft – 10,000 sq. ft:	\$300.00	\$350.00
Over 10,000 sq. ft:	\$400.00 + \$1.00/1,000 sq. ft	\$450.00 + \$1.50/1000 sq. ft

Sign Permits

Residential:	\$50.00	\$25.00
Commercial/Industrial/CBD:	\$75.00 per sign	\$100.00 per sign

Zoning

Conditional Zoning Application:	\$400.00	\$750.00
Text Change Application:	\$400.00	\$500.00
Variance Application:	\$400.00	\$400.00
Appeals:	\$200.00	\$200.00
Special Exception:	\$200.00	\$250.00
Advertising Required Notice:	*included	
Zoning Compliance Letter:	\$00.00	\$25.00

Subdivision Review

Preliminary Plat Submission:	0 - 50 lots \$250.00 \$350.00 + \$5 per lot 51 + lots \$10 per lot
Preliminary Plat Resubmission:	0 - 50 lots \$250.00 \$350.00 51 + lots \$10 per lot
Construction Plan Submission:	\$500.00 \$500.00 + Engineering Cost Billed Monthly During Project

(To be applied to all Site Plans and Subdivision Plans that involves infrastructure installations.

Construction Inspection/Engineering services to cover: Potable water, sanitary sewer, storm drainage, gutter and curbs, streets, and sidewalk facilities).

Final Plat Submission: \$250.00 **\$350.00** + Final Engineering Fees
(Balance of Above Fees Are Due Prior to Approval)

Site Plan Review: Commercial / Industrial: \$400.00 **\$500.00** + All Applicable Engineering Fees

Recombination / Minor Subdivision Approval (1-4 lots): \$150.00 **\$200.00**

Driveway Cut Permit: Residential \$25.00 **\$50.00** / All Other \$150.00 **\$150.00**

Ordinance Copies

Code of Ordinances	\$50.00 paper/\$10.00 digital (Does not include Zoning Code)
Zoning Ordinances:	\$100.00 paper/\$10.00 digital
Individual Ordinance Chapters:	\$5.00 each

New Development Street Signage: The Town of McAdenville will provide street signage for new developments at cost plus twenty-five percent (25%).

GENERAL GOVERNMENT FEES

Copies: Public Documents: First five pages free and each page after: \$0.20 each

Copies: Non-Public documents: \$0.25 per page, front/back: \$0.50 per page, legal: \$0.35 per page

Peddler/Solicitation/Vendor: \$25.00 **\$30.00**

Park/Event Fees: Residents - \$50.00 refundable deposit
Non-residents \$100.00, with \$50.00 refundable deposit

Returned Check Fee: \$30.00

CODE ENFORCEMENT FEES

In addition to civil and North Carolina State Citations, the Code Enforcement Officer will invoice property owners for lawn maintenance or removal of personal property at the Town's cost plus 25% administrative fees. The minimum invoice will be \$100.00.

