

**ORDINANCE 2021-004**

**ORDINANCE ADOPTING A BUDGET FOR THE  
TOWN OF MCADENVILLE, NORTH CAROLINA FOR  
THE FISCAL YEAR BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022**

**BE IT ORDAINED** by the Town Council of the Town of McAdenville, North Carolina meeting in open session this 8<sup>th</sup> day of June 2021, 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, 2021, and ending June 30, 2022.

**SECTION I – GENERAL FUND EXPENDITURES:** A total of \$1,005,191 is hereby authorized to be expended from the department accounts of the General Fund as follows:

Governing body	\$ 18,650
Administrative Department	\$ 318,675
Admin Dept – Fire Service	\$ 65,000
Admin Dept – Garbage Service	\$ 100,000
Street Const & Maint. (Powell Bill)	\$ 33,000
Elections	\$ 1,200
Police Department	\$ 275,000
Public Works Department	\$ 70,000
Capital Expenditures	<u>\$ 123,666</u>
<b>TOTAL</b>	<b><u>\$1,005,191</u></b>

**SECTION II – WATER AND SEWER FUND EXPENDITURES:** A total of \$940,885 is hereby authorized to be expended from the Water and Sewer Fund as follows:

Water and Sewer Department	<u>\$ 940,885</u>
<b>TOTAL</b>	<b><u>\$ 940,885</u></b>

**SECTION III – GENERAL FUND REVENUES:** The Town Council does estimate that the following revenues will be available during the fiscal year beginning July 1, 2021 and ending June 30, 2022:

Ad Valorem Taxes	\$ 450,000
Tag & Tax	\$ 28,000
Utility Franchise Tax	\$ 270,000
Sales Taxes	\$ 170,000
Powell Bill	\$ 18,000
Alcohol / Beverage Tax	\$ 2,500
Solid Waste Disposal	\$ 500

Interest Income General Fund (GF)	\$ 1,000
Interest Income Powell Bill (PB)	\$ 25
Sales Tax Refunds	\$ 500
Bldg. and Zoning Fees	\$ 1,000
Miscellaneous Income	\$ 2,000
Capital Project Reserves	\$ 46,666
Fund Balance Appropriations GF	\$ - 0 -
Fund Balance Appropriations PB	<u>\$ 15,000</u>
<b>TOTAL</b>	<b>\$ 1,005,191</b>

**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, 2021 and ending June 30, 2022:

Charges for Service	\$ 703,850
County Agreement-SFS Project	\$ 100,000
Interest Income	\$ 1,000
Fund Balance Appropriations W&S	\$ 36,035
Grant Proceeds – Merger/Regionalization	\$ 100,000
Transfer from General Fund (GF)	<u>\$ - 0 -</u>
<b>TOTAL</b>	<b>\$ 940,885</b>

**SECTION V – LEVY OF TAXES:** There is hereby levied, for Fiscal Year 2021-2022, an Ad Valorem Tax Rate of \$0.33 on each one hundred dollars (\$100.00) valuation of taxable property as listed for taxes as of January 1, 2021. This rate is based on an estimated 99.06% collection rate which was at least the collection rate experienced during the 2020-2021 fiscal year.

There is also hereby levied, for Fiscal Year 2021-2022, 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.

## GENERAL FUND - REVENUES

Account	Description	Previous Budget 2020-21	Requested Budget FY2021-22
10-301-00	UTILITY FRANCHISE	\$260,000.00	\$270,000.00
10-301-01	PROPERTY TAX	\$448,000.00	\$450,000.00
10-301-02	LOCAL OPT SALES TAX	\$120,000.00	\$170,000.00
10-301-03	TAG & TAX	\$22,000.00	\$28,000.00
10-301-04	POWELL BILL	\$19,000.00	\$18,000.00
10-301-05	GRANTS FROM STATE	\$0.00	\$0.00
10-301-08	SALES TAX REFUND	\$0.00	\$500.00
10-301-09	SOLID WASTE DISPOSAL FEES	\$400.00	\$500.00
10-301-10	ALCOHOL / BEVERAGE	\$2,500.00	\$2,500.00
10-301-11	FEDERAL GRANTS - COVID RELIEF	\$0.00	\$0.00
10-302-00	INTEREST INCOME - GENERAL FUND	\$3,500.00	\$1,000.00
10-302-04	INTEREST INCOME - POWELL BILL FUND	\$200.00	\$25.00
10-303-00	BUILDING / ZONING FEES	\$500.00	\$1,000.00
10-303-04	MISCELLANEOUS INCOME	\$0.00	\$2,000.00
10-303-08	CAPITAL PROJECT RESERVE	\$0.00	\$46,666.00
10-340-10	FUND BALANCE APPROP - GENERAL FUND	\$0.00	\$0.00
10-340-11	FUND BALANCE APPROP - POWELL BILL	\$15,000.00	\$15,000.00
	<b>GENERAL FUND - TOTAL REVENUES</b>	<b>\$891,100.00</b>	<b>\$1,005,191.00</b>

## GENERAL FUND - EXPENSES

Dept Desc: 410 GOVERNING BODY		Previous Budget FY2020-21	Requested Budget FY2021-22
10-410-01	SALARIES - GOVERNING BODY	\$17,250.00	\$17,250.00
10-410-36	FICA EXPENSE - GOVERNING BODY	\$1,400.00	\$1,400.00
Dept Desc: 420 ADMINISTRATION			
10-420-01	SALARIES - ADMINISTRATION	\$75,000.00	\$75,000.00
10-420-02	OTHER SALARIES - AP/BILLING	\$20,000.00	\$22,000.00
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	\$5,000.00
10-420-17	CLEANING SERVICE - TOWN HALL	\$6,500.00	\$6,500.00
10-420-18	BUILDING MAINTENANCE	\$30,000.00	\$10,000.00
10-420-19	WATER/TRASH - TOWN HALL	\$1,500.00	\$1,200.00
10-420-21	TRAVEL & TRAINING	\$5,000.00	\$5,000.00

**GENERAL FUND - EXPENSES CONT.**

<b>Dept Desc: 420 ADMINISTRATION Cont.</b>		<b>Previous Budget FY2020-21</b>	<b>Requested Budget FY2021-22</b>
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	\$8,500.00	\$10,000.00
10-420-26	RETIREMENT - NC ORBIT	\$8,700.00	\$10,000.00
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	\$4,200.00	\$4,000.00
10-420-32	CAPITAL OUTLAY	\$5,000.00	\$77,000.00
10-420-33	ADVERTISEMENTS	\$750.00	\$1,000.00
10-420-34	INSURANCE - W/C & LIABILITY	\$7,000.00	\$7,000.00
10-420-35	GROUP MEDICAL BENEFITS	\$23,000.00	\$25,000.00
10-420-36	FICA EXPENSES - ADMINISTRATION	\$7,500.00	\$7,500.00
10-420-37	UNEMPLOYMENT INS REIMBURSE.	\$500.00	\$500.00
10-420-38	401-K	\$4,250.00	\$4,850.00
10-420-39	BANKING SERVICE CHARGES	\$0.00	\$875.00
10-420-48	HOLIDAY BONUS	\$2,000.00	\$2,000.00
10-420-65	FIRE DEPARTMENT - CONTRACTED	\$65,000.00	\$65,000.00
<b>Dept Desc: 430 ELECTIONS</b>			
10-430-01	ELECTIONS EXPENSE	\$0.00	\$1,200.00
<b>Dept Desc: 500 POWELL BILL</b>			
10-500-01	STREETS - POWELL BILL	\$34,000.00	\$33,000.00
<b>Dept Desc: 510 POLICE</b>			
10-510-04	CHRISTMAS TOWN SAFETY	\$16,000.00	\$20,000.00
10-510-42	POLICE SERVICE - CONTRACTED	\$255,000.00	\$255,000.00
<b>Dept Desc: 700 PUBLIC WORKS</b>			
10-700-43	STREET & BRIDGE LIGHTING	\$20,000.00	\$15,000.00
10-700-44	STREET MAINTENANCE	\$20,000.00	\$25,000.00
10-700-45	PARK & GREENWAY MAINTENANCE	\$26,800.00	\$30,000.00
<b>Dept Desc: 910 LOCAL GRANTS</b>			
10-910-10	CTT - DESIGN FOR SOUTH FORK RIVER TRAIL	\$0.00	\$46,666.00
	<b>GENERAL FUND - TOTAL EXPENSES</b>	<b>\$891,100.00</b>	<b>\$1,005,191.00</b>

## WATER / SEWER FUND - REVENUES

Account	Description	Previous Budget FY2020-21	Requested Budget FY2021-22
30-302-00	W&S INTEREST INCOME	\$5,000.00	\$1,000.00
30-350-03	WATER SALES - INDUSTRIAL	\$250,000.00	\$283,500.00
30-350-04	SEWER TAP FEES	\$0.00	\$0.00
30-350-05	SEWER SALES - RETAIL	\$157,500.00	\$168,000.00
30-350-06	WATER TAP FEES	\$0.00	\$0.00
30-350-07	WATER SALES - RETAIL	\$136,500.00	\$148,000.00
30-350-08	W&S LATE FEES	\$3,000.00	\$4,000.00
30-350-11	RECONNECT FEES / WATER	\$0.00	\$300.00
30-350-12	SYSTEM DEV. FEES	\$0.00	\$0.00
30-350-13	GENERAL FUND TRANSFERS	\$0.00	\$0.00
30-350-14	IRRIGATION METERS	\$0.00	\$0.00
30-350-15	MISCELLANEOUS - W&S INCOME	\$0.00	\$50.00
30-350-16	FUND BALANCE APPROP - W&S FUND	\$100,000.00	\$36,035.00
30-350-18	SEWER SALES - INDUSTRIAL	\$60,000.00	\$100,000.00
30-350-21	COUNTY PROCEEDS - SFS PROJECT	\$100,000.00	\$100,000.00
30-350-22	LOAN PROCEEDS - SFS PROJECT	\$320,494.00	\$0.00
30-350-24	GRANT PROCEEDS - MRF (merger/regionalization study)	\$0.00	\$100,000.00
	<b>W/S FUND - TOTAL REVENUES</b>	<b>\$1,132,494.00</b>	<b>\$940,885.00</b>

## WATER / SEWER FUND - EXPENSES

Account	Description	Previous Budget FY2020-21	Requested Budget FY2021-22
30-600-01	PURCHASE OF WATER	\$330,000.00	\$315,000.00
30-600-02	DEPRECIATION	\$35,000.00	\$44,000.00
30-600-03	W&S LINE MAINTENANCE	\$50,000.00	\$0.00
30-600-04	WATER DEPT MISCELLANEOUS	\$3,000.00	\$3,000.00
30-600-05	SALARIES-WATER DEPT.	\$20,000.00	\$22,000.00
30-600-07	METERED SEWER CHARGES	\$120,000.00	\$120,000.00
30-600-10	SEWER IMPROVEMENTS - SFS PROJECT	\$420,494.00	\$100,000.00
30-600-11	IMPROVEMENTS - W&S	\$87,700.00	\$0.00
30-600-15	WATER LINE REPAIR / MAINTENANCE	\$0.00	\$25,000.00
30-600-16	SEWER LINE REPAIR / MAINTENANCE	\$0.00	\$15,000.00
30-600-20	SYSTEM IMPROVEMENTS - WATER	\$0.00	\$100,000.00
30-600-22	SYSTEM IMPROVEMENTS - SEWER	\$0.00	\$0.00
30-600-26	RETIREMENT - NC ORBIT	\$1,800.00	\$2,500.00
30-600-36	FICA EXPENSE - W&S ADMINISTRATION	\$1,600.00	\$1,700.00

**WATER / SEWER FUND - EXPENSES CONT.**

<b>Account</b>	<b>Description</b>	<b>Previous Budget FY2020-21</b>	<b>Requested Budget FY2021-22</b>
30-600-38	401K - W&S ADMINISTRATION	\$1,000.00	\$1,100.00
30-600-39	BANKING SERVICIE CHARGES - W&S	\$0.00	\$900.00
30-600-40	PROFESSIONAL SERVICES	\$12,300.00	\$150,000.00
30-600-42	CONTRACT SERVICES	\$28,916.92	\$20,000.00
30-600-44	DEBT SERVICE - DWI LOAN FOR SFS PROJECT	\$16,024.70	\$16,025.00
30-600-45	INTEREST EXPENSE - DWI LOAN FOR SFS PROJECT	\$4,658.38	\$4,660.00
	<b>W/S FUND - TOTAL EXPENSES</b>	<b>\$1,132,494.00</b>	<b>\$940,885.00</b>

**Town of McAdenville, North Carolina**  
**Water and Sewer Services FY 2021-22**  
**PROPOSED RATES**  
**Adopted # / ## /2021 and Effective 7/1/2021**

<u>WATER RATES</u>	<u>PREVIOUS INSIDE RATES</u>	<u>PROPOSED INSIDE RATES</u>	<u>PREVIOUS OUTSIDE RATES</u>	<u>PROPOSED OUTSIDE RATES</u>
Customer Charge	\$3.92	<b>\$4.25</b>	\$3.92	<b>\$4.25</b>
Per 1000 gallons	\$5.42	<b>\$5.88</b>	\$6.50	<b>\$7.05</b>
Volume Rate	1.3 x City of Gastonia Inside City Rate(s)			
Monthly rate for unmetered (Based on 4,000 gal) service - residential	\$21.67	<b>\$23.51</b>	\$26.00	<b>\$28.21</b>
Fire Line Service Monthly service rate (2 inch)	\$24.62	<b>\$26.71</b>	\$29.56	<b>\$32.07</b>
<b><u>SEWER RATES</u></b>				
Customer Charge	\$4.31	<b>\$4.68</b>	\$4.31	<b>\$4.68</b>
Per 1000 gallons water use	\$9.69	<b>\$10.51</b>	\$11.52	<b>\$12.50</b>
Monthly rate for unmetered (Based on 4,000 gal) service residential only	\$38.77	<b>\$42.07</b>	\$46.07	<b>\$49.99</b>
Minimum monthly charge: (Based on 2,500 gal)				
Water with Customer Charge	\$17.46	<b>\$18.94</b>	\$20.17	<b>\$21.88</b>
Sewer with Customer Charge	\$28.54	<b>\$30.97</b>	\$33.11	<b>\$35.92</b>
Irrigation	\$13.55	<b>\$14.70</b>	\$16.25	<b>\$17.63</b>
<b>Minimum Monthly Bill (2500 gal)</b>	<b>\$46.00</b>	<b>\$49.91</b>	<b>\$53.28</b>	<b>\$57.80</b>

**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

<b>Fire Line Service Tap</b>	<b>All Cost Borne by Customer</b>	<b>All Cost Borne by Customer</b>
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**Individual Water System Development Fee:**

Water Meter Size 3/4"	Multiplier 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



**Town of McAdenville**  
**FEE SCHEDULE FY 2021/2022**

**PROPOSED**

**Adopted #/##/2021 and Effective 7/1/2021**

**Planning and Zoning Fees**

**Residential Zoning Permits**

New Home Construction:	\$50.00	<b>\$60.00</b>
Multi-Family:	\$50.00 per unit	<b>\$60.00 per unit</b>
Home Additions/Expansions:	\$50.00	<b>\$60.00</b>
Accessory Structures:	\$25.00	<b>\$30.00</b>
Zoning Compliance:	\$25.00	<b>\$30.00</b>

**Non-Residential Zoning Permits**

Up to 1,000 sq. ft:	\$100.00	<b>\$150.00</b>
1,001 sq. ft – 5,000 sq. ft:	\$150.00	<b>\$200.00</b>
5,001 sq. ft – 10,000 sq. ft:	\$250.00	<b>\$300.00</b>
Over 10,000 sq. ft:	\$350.00 + \$1.00/1,000 sq. ft	<b>\$400.00 + \$1.00/1,000 sq. ft</b>

**Sign Permits**

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

**Zoning**

Conditional Zoning Application:	\$400.00
Text Change Application:	\$400.00
Special Use Application:	\$400.00
Variance Application:	\$400.00
Appeals:	\$200.00
Special Exception:	\$200.00
Advertising Required Notice:	*included

**Subdivision Review**

<b>Preliminary Plat Submission:</b>	0 - 50 lots \$250 + \$5 per lot 51 + lots \$10 per lot
<b>Preliminary Plat Resubmission:</b>	0 - 50 lots \$250 51 + lots \$10 per lot
<b>Construction Plan Submission:</b>	\$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 + Final Engineering Fees  
(Balance of Above Fees Are Due Prior to Approval)

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

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

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

**Temporary Use Permit:** \$25.00

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

**Returned Check Fee:** ~~\$25.00~~ \$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.