

2024-2025 City Manager Proposed Budget Report

Bessemer City
NORTH CAROLINA EST.1893
City with a Heart

TABLE OF CONTENTS

2024 Mayor and City Council	3
Vision, Mission, Values, & Goals	4
FY 2023-2024 Budget at a Glance	5-7
City Manager's Budget Message	8-15
Budget Ordinance & Fee Schedule	15-22



Photo of Crowders Mountain and King's Pinnacle taken from Whetstone Mountain (Bessemer City)

2024 Mayor Smith and City Council



Centennial Park Clock

Becky S. Smith
Mayor



Michael Brooks
City Council- Ward1



Nellie Floyd
City Council- Ward 2



Allen Hook
City Council- Ward 3
Mayor Pro Tempore



Brenda Boyd
City Council- Ward 4



Brent Guffey
City Council- Ward 5



Donnie Griffin
City Council- Ward 6



Vision, Mission, Values, and Goals

Vision... Our Future

Bessemer City strives to be a unique and welcoming community that connects people to economic opportunities and a higher quality of life.

Mission... Our Purpose

Bessemer City provides high quality public services in a responsible manner that creates success.

Values

*Accountability
*Ethics
*Respect
*Commitment/Dependability
*Open-Mindedness
*Honesty

Goals

#1 Promote a desirable place to live and work that provides a healthy quality of life.

#2 Ensure a safe and secure community for residents and visitors.

#3 Invest in high quality infrastructure to support a thriving and diverse economy.

#4 Provide opportunities for citizen engagement and promote volunteerism.

#5 Foster organizational sustainability that embraces innovation and creativity.







FY 2024-2025 Budget at a Glance- General Fund

$8,209,700
Total General Fund Budget

The General Fund is the principal financial support for a majority of City services such as the police and fire departments, parks and recreation, and general government operations such as administration, governing board, development services, human resources, finance and other internal services.

WHERE DOES GENERAL FUND REVENUE COME FROM?

The 2024-2025 Property Tax Rate for Bessemer City is 60¢ per $100 of Value

56%	**Property Tax**	$4,620,000 Projected
21%	**Sales and Other Tax**	$1,726,600 Projected
11%	**Event, Facility, & Service Fees**	$883,100 Projected
1%	**State, Federal, & Other Grants**	$105,000 Projected
11%	**Enterprise Charges & Other**	$875,000 Projected

WHERE DOES THE MONEY GO?

PUBLIC SAFETY	ADMIN & FINANCE	DEVELOPMENT SERVICES	PARKS & RECREATION	PUBLIC WORKS	GENERAL GOV'T & INVESTMENTS
$2,671,261	$1,241,277	$234,973	$1,541,383	$1,096,765	$1,424,041
33%	15%	3%	19%	13%	17%

Bessemer City
NORTH CAROLINA
City with a Heart

FY 2024-2025 Budget at a Glance- Water/Wastewater Fund

$5,562,000
Total Water/ Wastewater Fund

The Water/Wastewater Fund is an enterprise fund that provides water and wastewater services to citizens and businesses.

WHERE DOES WATER/WASTEWATER REVENUE COME FROM?

90% Water & Sewer Utility Billing
$4,995,000 Projected

10% General Utility Fees & Other Sources
$567,000 Projected

WHERE DOES THE MONEY GO?

ENTERPRISE OPERATIONS	ENTERPRISE INVESTMENTS	ADMINISTRATIVE SHARE
$4,287,542	$624,458	$650,000
77%	11%	12%

FY 2024-2025 Budget at a Glance- Natural Gas Fund

$1,241,500
Total Natural Gas Fund

The Natural Gas Fund is an enterprise fund that provides natural gas services to citizens and businesses.

WHERE DOES NATURAL GAS REVENUE COME FROM?

100% Natural Gas Utility Billing & Adminstrative Fees
$1,241,500 Projected

WHERE DOES THE MONEY GO?

ENTERPRISE OPERATIONS	ENTERPRISE INVESTMENTS	ADMINISTRATIVE SHARE
$1,012,245	$129,255	$100,000
82%	10%	8%

FY 2024-2025 Budget at a Glance- Stormwater Fund

$300,000
Total Stormwater Fund

The Stormwater Fund is an enterprise fund that provides stormwater management services to citizens and businesses.

WHERE DOES STORMWATER REVENUE COME FROM?

100% **Stormwater Fees**
$300,000 Projected

WHERE DOES THE MONEY GO?

ENTERPRISE OPERATIONS	ENTERPRISE INVESTMENTS	ADMINISTRATIVE SHARE
$214,042	$35,958	$50,000
71%	12%	17%

FY 2024-2025 Budget at a Glance- Powell Bill Fund

$180,000
Total Powell Bill Fund

The Powell Bill Fund provides capital for street improvements and repairs. This is a direct allocation from the State of North Carolina.

WHERE DOES POWELL BILL REVENUE COME FROM?

100% State Allocation
$180,000 Projected

WHERE DOES THE MONEY GO?

ENTERPRISE OPERATIONS	ENTERPRISE INVESTMENTS
$79,185	$100,815
44%	56%

April 30, 2024

City Manager's Budget Message
Proposed Fiscal Year 2024-2025 Budget

Honorable Mayor Smith &
Members of the City Council
City of Bessemer City, North Carolina
132 W. Virginia Ave.
Bessemer City, NC 28016

Honorable Mayor Smith and Members of the City Council:

Per North Carolina General Statutes (NCGS), I am presenting to you the City of Bessemer City's Proposed Annual Budget for Fiscal Year 2024-2025. This budget has been prepared per the North Carolina Local Government Budget and Fiscal Control Act. This proposal encompasses the Council's adopted mission, vision, values, and goals. It also includes budgetary goals as directed by the City Council. The 2024-2025 proposed budget is a policy document that reflects the direction and objectives of the City Council.

This budget message includes:

1. Budget Process Schedule
2. General Highlights and Circumstances
3. General Fund Highlights
4. Water/Wastewater Fund Highlights
5. Natural Gas Fund Highlights
6. Stormwater Fund Highlights
7. Powell Bill Fund Highlights
8. Proposed Fee Schedule Changes
9. Staff Investment
10. Closing Remarks

1. Budget Process Schedule

City Staff and City Council has, and will continue, to develop this proposed budget over several hours of discussion as part of the budgeting the process. The budget schedule is:

1. **February 22-23:** Annual Planning Retreat
2. **March 1**: Department Head Budgets Due to City Manager
3. **March 1-15**: City Manager Meetings with Each Department Head to Review Budget

4. **March 15-22**: City Manager and Finance Director Meet to Review the Budget
5. **April 2**: City Council Work Session- Budget Session 1
6. **March 26-April 30**: City Manager Meetings with City Council Members as Needed
7. **April 30:** City Council Work Session- Budget Session 2
8. **May 13:** City Council Regular Session- Budget Presentation and Public Hearing
9. **May 28**: City Council Work Session- Budget Session 3 (if needed)
10. **June 11:** City Council Regular Meeting- Budget Public Hearing 2 (if needed) and Adoption

2. General Highlights and Circumstances

The 2024-2025 Proposed Budget is approximately $15,473,200 between all funds. Each fund primarily includes operational expenses, payroll, and debt service for various projects. This year's proposed budget does not include most department requests needed to address existing and future needs.

The proposed budget has several variables that were considered while being developed:

- Additional debt services in the general fund and water/wastewater fund
- Additional operational expenses (inflation)
- Fund balance
- Investments for growth
- Decrease in utility usage

The 2024-2025 Proposed Budget includes increasing the City's tax rate from $.45 per $100 of valuation to $.60 per $100 of valuation. This $.15 per $100 valuation increase is crucial to providing funds for general operations, debt service, and to build back fund balance (savings) in all funds. This recommended budget works toward providing a revenue stream for future service changes as the City grows and service expectations increase.

Additionally, this rate increase ensures that the City addresses financial indicators of concern expressed in the *2022-2023 Bessemer City Audit Report*. A link to the City's audit can be found online at www.bessemercity.com/finance. It is crucial for the City to build back fund balance in all funds (General, Water, Natural Gas, Stormwater, Powell) as required by North Carolina General Statutes (NCGS) and the Local Government Commission (LGC). It is also crucial to develop a budget where each fund does not depend on fund balance appropriations for balancing purposes, which has been the case for several years. The City must work towards creating healthier cash flow and investing in needed services and capital expenditures. As stated in the response letter from the LGC to the City regarding our Financial Performance Indicators of Concern (FPICs), *"...Attention must now be focused on the prompt and proper implementation of your corrective action plan so these FPICs are not repeated in the future..."*

Bessemer City has seen public investment over the last decade. Some of these investments include, but are not limited to:

- New Public Works Facility
- Fire Department Expansion
- Stinger Park
- Pump/Lift Station Improvements
- Centennial Park Expansion
- City Hall Annex
- Streetscapes
- Utility Investments
- Water Plant Renovation
- Community Center Renovation

These investments have been paid for through City funds, grants, and loan proceeds, which transition as debt to the City. During the last ten years, the City should have raised the tax rate and other rates to account for added capital and operating expenses for public investments. In a ten-year period (2013-2023), the City's tax rate only changed from $.43 to $.45 per $100 of valuation; however, debt service and operating expenses drastically increased. Instead of raising the tax rate to cover general fund expenditures, additional money from enterprise funds was charged to the general fund to cover expenses. Also, adopted budgets changed over each fiscal year with budget amendments, showing a higher cost to deliver services and account for debts. Year-end budgets and beginning-year budgets look different for this reason. Money from fund balance (savings) was also used to balance the budget and pay for expenditures, especially in the fiscal years the City overspent.

Past recommendations did not include the full cost of capital investments along with operations and maintenance of investments, resulting in a depletion of fund balance (savings) over the last ten years and added pressure to general operating funds. Furthermore, not enough revenue was budgeted to cover expenditures in the City's budget. To summarize, the City has overspent and obligated too much funding, resulting in our inability to sustain general services without an increase in revenues or a cut to fundamental services (expenditures). Many obligations have transitioned to debt services and are irreversible. This has been a primary contributor to the current financial situation that cannot be improved without raising rates. Inflation and enterprise utility usage decreases have also contributed to the City's financial condition.

This has resulted in debt obligations that were not accompanied by revenues and a lack of funding for general operational expenses for new debt projects. These created financial challenges have made it even more difficult to account for inflationary impacts on governmental operations.

To recap, these challenges include:

- Inflation
- Taking on debt without adequate funding source
- Depleting fund balance levels for capital expenses and balancing each fiscal budget
- Decreased utility usage in enterprise funds (less revenue)

The 2024-2025 Proposed Budget also includes increased service and utility fees. These increases are also recommended for the reasons stated above. Recommended increases will be:

- Water Rate
- Sewer Rate
- Natural Gas Rate
- Stormwater Rate (see additional information under "Stormwater Fund")
- Solid Waste Fee
- Various Development Fees

3. General Fund Highlights

GF-Revenues

- Proposed to increase the tax rate of $.45 to $.60 per $100 of valuation.
    - Approximately $1,050,000 in additional funding, most of which will go towards:
        - $190,000 for additional Fire Department Staffing (from 23-24 adopted figure)
        - $110,000 in Stinger Park maintenance and utility expenses.
        - $250,000 in fund balance to balance last year's budget.
        - $150,000 less from Enterprise Funds charges to the General Fund
        - $130,000 property/liability insurance increase in General Fund (Enterprise Fund charges more accurately reflect shared costs).
        - TOTAL: $830,000 (of the $1,050,000 additional capital)
- Reduce administrative transfers between the Water/Wastewater, Natural Gas, and Stormwater Funds from $950,000 to approximately $800,000.
- Include no revenue from the fund balance appropriated to balance the budget.
- Trash service changes from $12 to $16* per cart (*as of April 30, 2024).

GF- Expenditures

- The Proposed 2024-2025 Budget primarily includes:
    - Payroll
    - General Operations
    - Debt Service
- Additional funding for Fire Department Staffing
- Bessemer City Pool Improvements

- Code Reviews

4. Water/Wastewater Fund Highlights

WWF- Revenues

- The Proposed 2024-2025 Budget includes:
  - a 7% increase in water rates
  - a 10% increase in wastewater rates (2.5% City; 7.5% Two-Rivers Utilities)

WWF- Expenditures

- The Proposed 2024-2025 Budget includes additional debt with the Water System Improvement Project (Water Treatment Plant, Arrowood Lake Intake, Stinger Park water and sewer lines), also seen in 2023-2024 Budget.
- Additional expenses for routine infrastructure maintenance
- Tank and System Maintenance
- Dredging Project

5. Natural Gas Fund Highlights

NGF- Revenues

- A $2 increase in base fee for industrial customers.
- Decrease projection in revenue due to less commercial usage and impacts from weather.

NGF- Expenditures

- New Position: Full-Time Natural Gas Technician/Backhoe Operator
- The administrative charge from the Natural Gas Fund to the General Fund is proposed to decrease to $100,000 from $300,000 in the 2023-2024 Budget.

6. Stormwater Fund Highlights

SWF- Revenues

- In 2021-2022, City Council voted to implement new stormwater fees based on the City's Stormwater Fee Study. The plan included new stormwater fees, based on impervious surfaces, to go into effect January 1, 2024. I recommended last year that the new fees be implemented July 1, 2024, as part of the 2024-2025 Budget.
- Non-residential properties are charged by calculating:
  - (IMPERVIOUS SURFACE SQ FT / ERU) x RESIDENTIAL RATE = NON-RESIDENTIAL RATE
  - The ERU (residential average impervious surface) is 3,286 square feet.
- In April 2024, City Council approved unanimously to stagger the fee schedule in as follows:
- Phase 1: 2024-2025 Budget (July 1, 2024)

Residential- Stormwater Fee of $3.07/month goes to $6.00/month

Non-Residential- 50% of proposed fee implemented (based on impervious surface; multiplier is $3.00)

- Phase 2: 2025-2026 Budget (July 1, 2025)

Residential- Stormwater Fee remains at $6.00/month
Non-Residential- 75% of proposed fee implemented (based on the impervious surface; multiplier is $4.50)

- Phase 3: 2026-2027 Budget (July 1, 2026)

Residential- Stormwater Fee remains $6.00/month
Non-Residential- 100% of proposed fee implemented (based on impervious surface; multiplier is $6.00)

SWF- Expenditures

- New Position: Full-Time Stormwater Administrator
- Additional stormwater improvements.
- Administrative charge of $50,000 to the General Fund for cost shares.
- Stormwater Master Plan (100% Grant Funded)

7. Powell Bill Fund Highlights

PBF- Revenues

- Projected to remain close to prior budget years
- Minimal changes to the previous year's budget

PBF- Expenditures

- The Proposed 2024-2025 Budget includes general patching, repair, and resurfacing.
- Debt service for a 2014 Paving Project. This will be paid off in the 2029-2030 Budget.

8. Proposed Fee Schedule Changes

- General Fund
  - Solid Waste- $16/can (increase due additional costs to provide service)
  - Development Fees (various)
- Water/Wastewater Fund
  - Water Rate- Increase of 7%
  - Wastewater Rate- Increase of 10%
- Natural Gas Fund
  - Base fee for industrial raised to $8.00 from $6.00 in the 2023-2024 Budget.
- Stormwater Fund
  - $3.07 to $6.00 for residents
  - 50% of the recommended impervious surface rate for non-residential
- Powell Bill
  - (n/a)

9. Staff Investments

The 2023-2024 budget did not include a cost-of-living adjustment (COLA) for City staff. I am recommending a 2% COLA in the 2024-2025 Budget. It is necessary to invest in the City's greatest asset, the Staff. "TEAM BC" is the group that makes things happen. We have an incredible group of men and women who see their role with Bessemer City as more than a job; they see it as part of who they are, serving the public, and are happy to do so. Including a COLA in this year's budget is necessary to ensure our Staff's compensation stays competitive and gives us the ability to attract the right talent to our organization.

10. Closing Remarks

Bessemer City will move forward as growth continues to take place and we work together to overcome challenges we face. Many positive things are occurring in our community such as single-family, multifamily, historic rehab, industrial, and downtown revitalization projects. This will increase the City's population and median income, making other business investments more likely to invest. These projects will also provide more housing opportunities for existing and new citizens as they experience all the great things Bessemer City offers.

I am incredibly excited about the City's progress moving forward. Osage Mill is expected to be completed by the end of 2024. Downtown revitalization investments and the number of small businesses continue to increase. Southridge Business Park and soon-to-be Edgewood 85 Commerce Park will create additional employment opportunities for citizens (over 1,000,000 additional square feet). Foundry Commercial finished their 280,000 square foot speculative (spec.) building, Southridge 85, in 2023, and a new tenant should occupy the space soon. Housing projects throughout the City will give more living options for existing and new residents with the choice of single family, townhomes, and multifamily development. Kintegra Health will also be finishing their new 10,000 square foot facility in 2024, which will diversify healthcare options in Bessemer City. As the Osage Mill Project is finished, the City plans to market two downtown properties as catalyst investments. These properties were purchased by the City with State grant funding.

These projects are only part of the great things still to come in the community. The City will continue in the 2024-2025 Budget Year to work on Public Safety Capital Investments. With a $2,150,000 grant awarded by the State, the City will continue to explore the best possible option for providing needed infrastructure space for fire and police. The City will also be working on a $340,000 Stormwater Planning Grant received by the State, which will better map and prioritize needed stormwater improvements and a grant from NC Commerce for community branding.

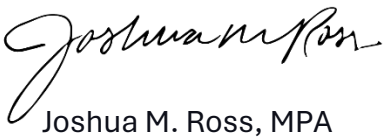
The City is extremely fortunate and blessed to have dedicated Staff who make exceptional city services possible. Staff members go above and beyond the call of duty to deliver services to citizens and businesses. Bessemer City is also fortunate to be home to outstanding citizens and businesses who desire to see the City grow in the right direction towards a prosperous future.

As the City Council considers the proposed 2024-2025 budget, I aim to align this policy document with the mission, vision, values, and goals established by the Council. Due to current financial circumstances, this proposed budget includes many rate and fee increases; however, the City can adopt these increases to move forward and better position the community for success for years to come.

As a life-long resident of Bessemer City, I share concerns with citizens and businesses regarding rate increases in this proposed budget. I know this proposed budget means we all will pay more in property tax as well as utility and fees to the City during a time when the cost-of-living increases in our region and inflation continues to impact our daily lives; however, we are a resilient community that for the last 131 years has overcome challenges with resiliency and unity. I believe Bessemer City's future is very bright as we continue to see many positive improvements and investments take place. We can grow as a community and preserve our local authenticity and character. Bessemer City will progress forward and provide a better quality of life for all.

I appreciate the opportunity to serve as City Manager for Bessemer City.

Respectfully submitted,



Joshua M. Ross, MPA
City Manager

2024-2025 Budget Ordinance

BE IT ORDAINED, by the City Council of the City of Bessemer City, North Carolina:

Section 1. It is estimated that the following revenues will be available to the General Fund for the Fiscal Year beginning July 1, 2023 and ending June 30, 2024:

Ad Valorem Taxes	$	4,550,000
Ad Valorem Taxes State Board Assessed		40,000
Prior Year Taxes		30,000
Motor Vehicle License		250,000
Gross Rental Vehicle Tax		600
Penalties & Interest		40,000
North Carolina Local Sales Tax		1,000,000
Solid Waste Disposal Tax		4,000
Beer & Wine Tax		22,000
Franchise Tax		450,000
PD Fees for Services		500
Confiscated Drug Money		500
Fire Department Grants		20,000
PD – Grants		80,000
Landfill Fees		510,000
Grave Opening/Closing		25,000
Cemetery Lot Sales		1,000
Zoning Permits & Fees		20,000
Grant - Kiser Center		5,000
Recreation Department Fees/Sponsors		50,000
Senior Events		5,000
Pool Fees/Concessions		105,000
Park Fees/Concessions/Mer/Rental		125,000
Investment Earnings		30,000
Rent- Land		1,100
Sale of General Fund Property		30,000
Miscellaneous Revenues		15,000
Administrative Charges - Enterprise Funds		800,000
Fund Balance Appropriated		0
	$	**8,209,700**

Section 2. The following amounts are hereby appropriated in the General Fund for the Fiscal Year 2024-2025 in accordance with the established chart of accounts:

Governing Body & Legal	$	100,025
Administration & Finance		1,241,277
Police Department		2,133,603
Fire Department		537,658
Garage Operations		236,965
Public Works Department		363,300
Sanitation Department		478,000
Planning & Zoning		139,973
Economic Development		95,000
Debt Service		1,324,016
Recreation Department		1,002,981
Parks & Gym		332,300
Pool & Concessions		206,102
Cemetery		18,500
	$	**8,209,700**

Section 3. It is estimated that the following revenues will be available to the Water & Sewer Fund for the
Fiscal Year 2024-2025:

Water Sales	$	2,465,000
Sewer Sales		2,530,000
Water Tap Fees		70,000
Water System Development Fees		220,000
Reconnect Fees		22,000
Penalties		100,000
Miscellaneous		15,000
Admin Activation Fee		20,000
Sewer Tap Fees		50,000
Sewer System Development Fees		70,000
Fund Balance Appropriated		0
	$	**5,562,000**

Section 4. The following amounts are hereby appropriated in the Water & Sewer Fund for the Fiscal Year
2024-2025 in accordance with the established chart of accounts:

Debt Service	$	624,458
Administration Share		650,000
Water/Wastewater Treatment		2,881,218
Public Works		1,406,324
	$	**5,562,000**

Section 5. It is estimated that the following revenues will be available to the Natural Gas Fund for the Fiscal Year 2024-2025:

Sales of Gas	$	1,240,000
Cut-ons and Reconnects		1,500
Fund Balance Appropriated		0
	$	**1,241,500**

Section 6. The following amounts are hereby appropriated in the Natural Gas Fund for the Fiscal Year 2024-2025 in accordance with the established chart of accounts:

Debt Service	$	129,255
Administration Share		100,000
Gas Operations		1,012,245
	$	**1,241,500**

Section 7. It is estimated that the following revenues will be available to the Storm Water Fund for the Fiscal Year 2024-2025:

Storm Water Charges	$	300,000
	$	**300,000**

Section 8. The following amounts are hereby appropriated in the Storm Water Fund for the Fiscal Year 2024-2025 in accordance with the established chart of accounts:

Debt Service	$	35,958
Administrative Share		50,000
Operations		214,042
	$	**300,000**

Section 9. The following revenues are expected to be available in the Powell Bill Fund for the Fiscal Year 2024-2025:

State Powell Bill Allocation	$	180,000
	$	**180,000**

Section 10. The following amount is hereby appropriated in the Powell Bill Fund for the Fiscal Year 2024-2025 in accordance with the established chart of accounts:

Debt Service	$	100,815
Street Operations		79,185
	$	**180,000**

Section 11. There is hereby levied a tax rate of sixty cents ($.60) per one hundred dollars ($100) valuation of property taxes as of January 1, 2024 for the purpose of raising the revenue listed 'Ad Valorem Taxes' in the General Fund. This rate is on a total valuation of property for the purposes of taxation of $775,319,144 and an estimated rate of collection of 97%.

Section 12: Fees shall be charged as follows starting July 1, 2024:

Service		2024-2025
WATER		
Treated Water- Inside City Limits		$14.00 min. per month for 2,000 gal.
		$8.60 per 1,000 gal. over 2,000 gal.
Treated Water- Outside City Limits		Double Rates Above
Water Deposit		$250/$300/$450
Water Reconnect Fee		$35-70
Broken Lock Fee		$300
Meter Tampering Fee		$500
Utility Cut off Fee		$20
Utility Late Fee		15%
Administrative Fee		$50
Illegal Turn-on Fee		$200
Meter Reset Fee		$300
Water Tap Fees*		
.75 Inch Line		$1,100
1 Inch Line		$1,500
1.5 Inch Line		$2,000
2 Inch Line		$2,500
**Plus the cost of meter at market rate*		
SEWER		
Sewer- Inside City Limits		$20.50 min. per month for 2,000 gal. of water metered
		$15.75 per 1,000 gal. over 2,000 gal. of water metered
		$11.00 per 1,000 gal. over 1 mil. gal. of water metered
Sewer- Outside City Limits		Double Rates Above
Sewer Tap Fees		
4 Inch Line		$1,000
6 Inch Line		$1,500
Sewer User Surcharges		
High Strength BOD		$.02400 per lb. (for high strength >250 mg/L)
High Strength TSS		$0.0450 per lb. (for high strength >250 mg/L)
High Strength O & G		$0.10 per lb. (for high strength >100 mg/L)
High Strength TKN		$0.4830 per lb. (for high strength >25 mg/L)
High Strength TP		$0.8470 per lb. (for high strength > 8 mg/L)
Initial Issuance Permit		SIU Fee- $1,000 Local Permit Fee- $500
Annual Maintenance Permit		SIU Fee- $250 Local Permit Fee- $100
Reopening Permit		SIU Fee- $500 Local Permit Fee- $250
Composite Sample Event		$300
Acute Toxicity Screening		$600
Chronic Toxicity Screening		$1,200
TTO with Pesticide Analysis		$550
TTO without Pesticide Analysis		$500
SYSTEM DEVELOPMENT FEES		

*** System development fees are calculated by the Council-Adopted System Development Fee Schedule Calculator. Examples are provided below:*		
Residential Dwelling Unit		
2 Bedrooms		$3,861
3 Bedrooms		$4,211
4 Bedrooms		$5,573
Church without a Kitchen or Daycare		$4,869
Full-Service Restaurant (20 emp.)		$5,410
Convenience Store with Food Preparation (2,500 sq. ft.)		$16,230
Stores & Shopping Center without Food Service (25,000 sq. ft.		$27,050
AVAILABILITY FEES		
Water and Sewer Availability Fees		
Inside Customer Connected to Water but Not Sewer		$20.50 per month
Inside Customer Connected to Sewer but not Water		$80.00 per month
Inside Customer not Connected to Water or Sewer		$34.50 per month ($14.00 Water + $20.50 Sewer)
METER CHECKS		
One Check Per Year		$0
Defective Meter Replacement		$0
Non-Defective Meter Check		$25 + Cost of Testing
STORM WATER		
Residential		$6 per month
Non-Residential		Calculation based on Council-Adopted Impervious Surface Study
		ERU: 3,286 sq. ft.
		FORMULA: (impervious surface sq. ft./ ERU) X residential rate = non-residential rate
SOLID WASTE		
Waste Collection Weekly		$16 per month per container
Waste Collection Bi-Weekly (Commercial Only)		$32 per month per container
PLANNING AND DEVELOPMENT		
Board of Adjustment		
Variance Request		$500 + advertising cost
Appeals		$500
Conditional Use Permit		$1,200 + advertising cost
Special Use Permit (SUP)		$500 + advertising cost
Planning Board		
Zoning Map Amendment (Rezoning)		$800 + advertising cost
Zoning Text Amendment		$600 + advertising cost
Other Fees		

Zoning Verification Letter		$100
New Single Family		$200
New Multi-Family		$200 + $50 per unit
Additions		$100
Accessory		$100
Non- Residential up to 5,000 Sq. Ft.		$250
Non-Residential 5,001-10,000 Sq. Ft.		$350 + $5 per 1,000 Sq. Ft.
Non-Residential Greater Than 10,001 Sq. Ft.		$500 + $5 per 1,000 Sq. Ft.
Minor Subdivision Plat		$300 + $50 per lot
Major Subdivision Plat		$800 + $50 per lot
Recombination Plat		$100
Zoning Permits		
Sign Permit		$100
Accessory Building Verification (No Building Permit Required)		$50
Accessory Building Verification (Building Permit Required)		$100
Zoning Certificate of Compliance		$100
Demolition Permit		$100
Home Occupation Permit		$100
Temporary Use Permit		$150
Telecommunication Tower Permit		$5,000
Telecommunication Tower Permit (Co-Location)		$500
Fence Permit		$25
Driveway Permit		$50
CITY COUNCIL		
Code Enforcement Appeal		$150
Annexation Petition		$400 + advertising cost
Street/Alley/ROW Closing Petition		$500 to advertising cost
CODE ENFORCEMENT		
Grass Cutting		
Grass Cutting Maintenance Show Up Fee		$50
*Grass Cutting Maintenance Administrative Fee**		$200
*****Plus Cost Mowing Contractor*		
NATURAL GAS		
Base Fee		
Residential		$10.40
Commercial		$10.40
Industrial		$8.00
Availability		
Residential		$8.70
Commercial		$9.10

Industrial		$200
OTHER FEES		
Return Check Fee		$35
Copies		
B & W Up to 8.5 X 14		$.45/page
Color up to 8.5 X 14		$.50/page
City Truck Rental		$75 + additional fees for waste exceeding 1 ton.
CEMETERY FEES		
Cemetery Lot		$1,000
Grave Marking Fee		$100
Grave Opening		$435-825 per City Cemetery Ordinance
MOTOR VEHICLE		
Motor Vehicle Tag Fee		$30

Section 13: All other fees for service, surcharges, etc. previously established by Council shall remain the same unless adjusted at some future date. All billing not paid on the due date is subject to a 15% late penalty.

Section 14: The Budget Officer is hereby authorized to transfer appropriations within a fund as contained herein as follows:

a. The Budget Officer may transfer amounts between the object of expenditure within a department as defined by Ordinance without limitations.
b. The Budget Officer may transfer amounts up to $7,500 between departments as designed by Ordinance of the same fund with report on such transfers at the next regular Council meeting.

Section 15: Copies of the Budget Ordinance shall be furnished to all Department Heads for guidance in the disbursement of funds. A copy shall always be available for public inspections in the City Clerk's office.

Adopted this the 10th day of June 2024.

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Becky S. Smith, Mayor

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Hydeia Y. Hayes, City Clerk