

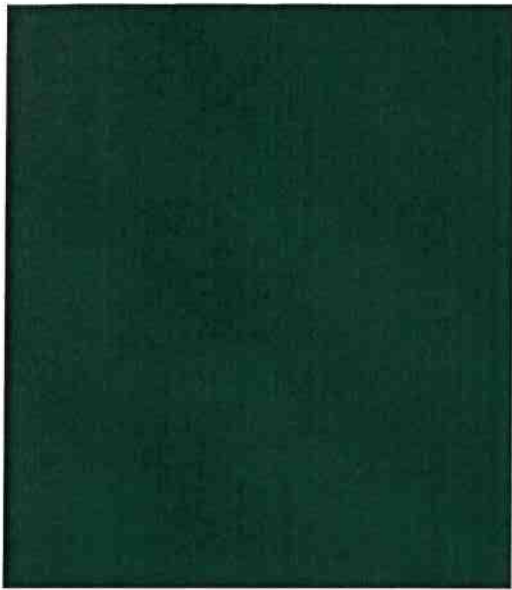


TOWN OF FOREST CITY

ANNUAL BUDGET

FISCAL YEAR 25-26

www.townofforestcity.com



Hurricane Helene

To all of our workers, *thank you.*



Town of Forest City - Manager's Recommended Budget Fiscal Year 2026 (FY26) (July 1, 2025 - June 30, 2026)

INTRODUCTION

This budget message is intended to provide the citizens of Forest City, the Board of Commissioners, and Mayor Holland with an overview of the major features of the proposed budget for FY26. It outlines how the Town's resources will be allocated to maintain and enhance the services we provide to our residents and stakeholders. The FY26 Manager's Recommended Budget has been prepared in accordance with the North Carolina General Statutes. It is balanced and respectfully submitted to the Board of Commissioners for consideration and approval.

As the Town strives to continue delivering high-quality services, the Town Manager and Department Heads have worked diligently to develop a budget that prioritizes essential services. Sustaining core services depends heavily on maintaining and improving infrastructure, as well as investing in the dedicated employees who support our operations.

Several factors have contributed to the overall increase in the FY26 budget. Inflation continues to affect the cost of goods and services, resulting in higher prices for fuel, equipment, and materials essential to Town operations and capital projects. Employee-related expenses represent a significant portion of the increase. The FY26 budget includes a 3% cost-of-living adjustment (COLA) for all full-time employees, as well as an estimated 10% increase in health insurance premiums and higher required contributions to the North Carolina Local Government Employees' Retirement System. These investments are critical for maintaining service quality, retaining skilled staff, and ensuring the Town remains a competitive employer in a challenging labor market.

Notably, for only the second time in recent years, this proposed budget does not include a transfer from the Electric Fund to the General Fund or the Parks & Recreation Department. However, to achieve a balanced budget, an appropriation from the General Fund's fund balance is necessary. This is made possible by sales tax revenues that have exceeded projections in the past two fiscal years.

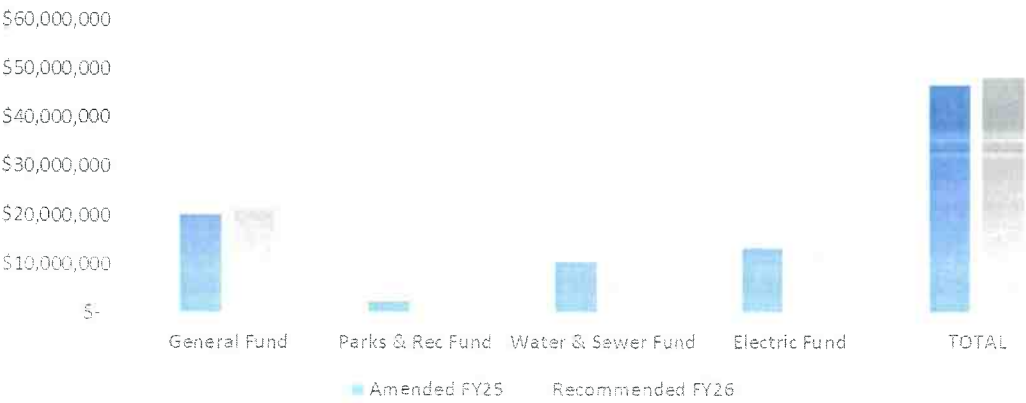
This budget recommendation is based on a property tax rate of \$0.59 per \$100 of assessed valuation. After applying the collection rate of 98.8% and factoring in economic incentives, the net value of one cent on the tax rate is estimated to be \$88,000.

The proposed FY26 budget represents a 2.78% increase over the prior year’s amended budget. The Town’s budget is organized into four major funds, summarized in the following table.

**TOWN OF FOREST CITY FY25 AMENDED & FY26
RECOMMENDED BUDGET**

	Amended FY25	Recommended FY26
General Fund	\$ 20,175,657	\$ 21,216,822
Parks & Rec Fund	\$ 2,577,476	\$ 2,920,804
Water & Sewer Fund	\$ 10,535,312	\$ 10,513,178
Electric Fund	\$ 13,540,096	\$ 13,479,267
TOTAL	\$ 46,828,541	\$ 48,130,071

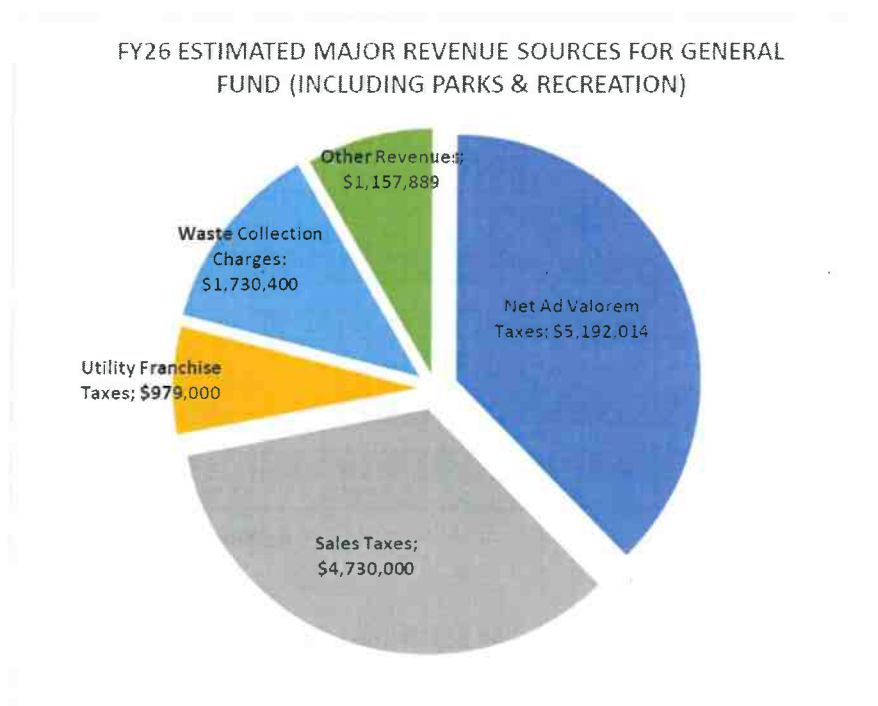
Town of Forest City FY25 Amended Budget & FY26
Recommended Budget



GENERAL FUND (INCLUDING PARKS & RECREATION)

Revenue Summary:

The major revenue sources of the General Fund are shown in the charts below.



GENERAL FUND HISTORY OF MAJOR REVENUE SOURCES						
	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Estimated	FY26 Prelim Budget
Ad Valorem Taxes	\$ 5,027,500	\$ 4,809,240	\$ 9,033,252	\$ 10,232,988	\$ 10,122,961	\$ 10,986,695
Economic Incentives	\$ (3,089,087)	\$ (2,843,661)	\$ (5,003,247)	\$ (4,963,512)	\$ (5,070,136)	\$ (5,794,681)
Net Ad Valorem Taxes	\$ 1,938,413	\$ 1,965,579	\$ 4,030,005	\$ 5,269,476	\$ 5,052,825	\$ 5,192,014
Sales Taxes	\$ 2,536,872	\$ 2,466,925	\$ 2,809,641	\$ 4,522,678	\$ 4,851,798	\$ 4,730,000
Utility Franchise Taxes	\$ 861,023	\$ 876,264	\$ 885,312	\$ 1,113,150	\$ 1,090,146	\$ 979,000
Waste Collection Charges	\$ 1,333,015	\$ 1,369,876	\$ 1,440,584	\$ 1,538,836	\$ 1,648,609	\$ 1,730,400
Transfers from Electric	\$ 3,216,490	\$ 6,095,169	\$ -	\$ -	\$ -	\$ -
Fund Balance Appropriations	\$ 2,068,755	\$ -	\$ -	\$ -	\$ -	\$ -
Other Revenues & Grants	\$ 469,932	\$ 1,079,366	\$ 1,707,547	\$ 2,176,332	\$ 1,870,470	\$ 1,157,889

Property taxes remain the largest and most stable source of revenue supporting the essential functions of the General Fund and Parks & Recreation Department. The Town of Forest City contracts with Rutherford County for the assessment, billing, and collection of property taxes. For FY26, the Rutherford County Revenue Department estimates the Town's ad valorem tax base to be approximately \$1.884 billion. Based on the current property tax rate of \$0.59 per \$100 of assessed valuation and an estimated collection rate of 98.8%, projected property tax revenue for FY26 is approximately \$10,986,695.

C04 - Town of Forest City	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
AS OF 04/28/25	Actual	Actual	Actual	Actual	ESTIMATED
Real Property	866,845,957	871,929,652	1,076,153,614	1,084,349,512	1,100,858,412
Less Homestead & DV Exclusions	(8,509,666)	(8,277,366)	(11,595,336)	(12,658,719)	(12,117,569)
Less Exempt	(106,295,699)	(114,920,906)	(130,838,215)	(133,903,678)	(134,158,763)
Less Present Use Value (deferred)	(709,214)	(715,368)	(859,202)	(697,798)	(697,798)
Subtotal Real Taxable Value	751,331,378	748,016,012	933,060,861	937,089,317	953,884,282
Personal Property	871,093,203	693,283,904	707,515,065	714,659,943	838,756,444
Public Utility Values	33,377,331	32,067,153	30,575,808	30,907,206	29,364,573
DMV Value	41,062,258	54,985,016	58,094,057	62,010,345	62,010,345
Subtotal Personal Taxable Value	945,532,792	780,336,073	796,184,930	807,577,494	930,131,362
Total Net Taxable Value	1,696,864,170	1,528,352,085	1,729,245,791	1,744,666,811	1,884,015,644
	-6.1614%	-9.9308%	13.1445%	0.8918%	7.9871%

Rutherford County Revenue Department

After accounting for economic incentives totaling \$5,794,681, approximately \$5,192,014 in property tax revenue will remain to fund General Fund services. These services include police and fire protection, the operation and maintenance of the Mooneyham Library, Town parks and recreation facilities, upkeep of two cemeteries, maintenance of streets and sidewalks, and leaf, limb, and rubbish collection—among other services provided to residents and visitors. For context, the Forest City Police Department (FCPD) has a proposed FY26 budget of \$4,639,529, which equates to approximately \$0.527 of the property tax rate. Similarly, the Forest City Fire Rescue (FCFR) budget of \$3,386,032 represents approximately \$0.384 of the tax rate. These two departments alone account for a significant portion of the property tax revenue used to support essential public safety services.

Sales Tax and Utility Franchise Taxes are an additional source of General Fund revenue. A brief history is shown in the charts below.

GENERAL FUND HISTORY OF STATE COLLECTED TAX REVENUE						
	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Estimated	FY26 Prelim Budget
Sales Taxes	\$ 2,536,872	\$ 2,466,925	\$ 2,809,641	\$ 4,522,678	\$ 4,851,798	\$ 4,730,000
Utility Franchise Taxes	\$ 861,023	\$ 876,264	\$ 885,312	\$ 1,113,150	\$ 1,090,146	\$ 979,000

Sales taxes are collected by the State of North Carolina and distributed to local governments on a monthly basis. Revenue projections for these state-collected local taxes are provided by the North Carolina League of Municipalities and have been used to estimate preliminary FY26 revenues in this budget. Total sales tax revenue from the four applicable articles is conservatively projected at \$4,730,000, representing a slight decrease compared to the FY25 budget.

Utility franchise tax revenues—which include piped natural gas, electricity, telecommunications, and video programming—are also projected to decline slightly, with an estimated total of \$979,000 for FY26.

Additional revenues supporting the General Fund and Parks & Recreation include ABC profit distributions, Powell Bill allocations, and building permit fees. However, many of these revenue sources are restricted to specific uses within the General Fund and cannot be applied broadly to operational expenditures.

Rates & Fees:

Appendix A includes a list of all rates and fees for Town departments.

The Town contracts with **Republic Services** for solid waste and recycling collection. The contract includes an automatic annual adjustment based on the **Consumer Price Index (CPI)** for trash collection services.

For FY26, the contracted rate will increase by **5%**, resulting in the **average monthly customer rate for curbside carts rising from \$24.97 to \$26.14**.

Fund Balance Summary:

The chart below shows a six-year history of fund balance and the amount available for appropriation each year.

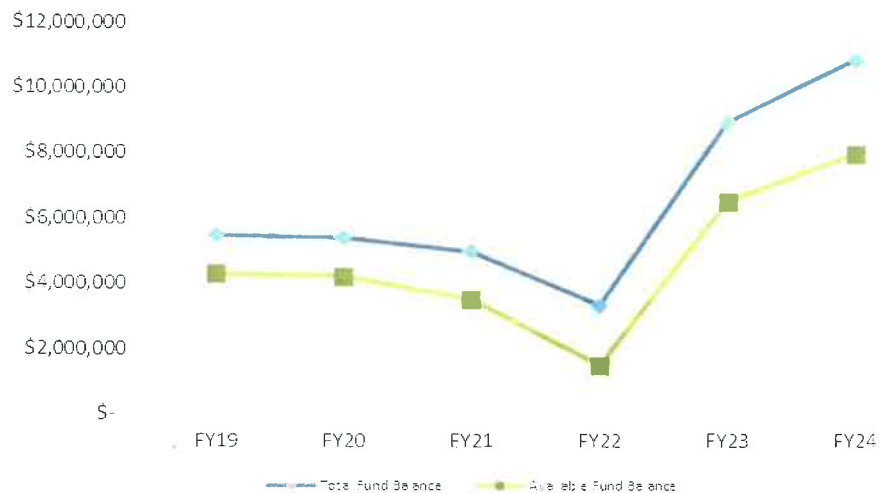
General Fund Summary						
	FY19	FY20	FY21	FY22	FY23	FY24
Total Fund Balance	\$ 5,469,635	\$ 5,404,915	\$ 4,978,564	\$ 3,316,958	\$ 8,924,968	\$ 10,848,192
Available Fund Balance	\$ 4,295,260	\$ 4,208,609	\$ 3,514,166	\$ 1,475,145	\$ 6,513,928	\$ 7,970,389

Fund balance has increased due to the FY23 receipt of ARPA funds for governmental services, a higher transfer from the Electric Fund in FY22 for repayment of the Water & Sewer transfers, and the reduction of all capital projects in the General Fund, including Parks & Recreation.

As a result, the available fund balance stands at \$7,970,389, which is equivalent to approximately 5.5 months of operations or 48% of the Town's total FY26 expenditures (\$16,294,849). The Local Government Commission (LGC) recommends maintaining at least 25% of annual expenditures in fund balance to ensure readiness for unforeseen emergencies. For context, the Town's fund balance dropped to 8% in FY22, placing it on the LGC Unit Assistance List.

To present a balanced FY26 budget, an appropriation of \$2,248,539 from fund balance is included. These funds will support projects and equipment purchases that were delayed in FY24 and FY25.

General Fund Summary



Expenditure Summary:

Governing Body – The recommended budget includes contributions to the Rutherford County Farm Museum and the Rutherford County Farmer’s Market in the amounts of \$2,000 each for Council’s consideration.

Administrative – The Administrative budget includes the economic incentive grant in the amount of \$5,794,681. This grant is based on a property tax rate of \$0.59 per \$100 valuation.

This budget recommends \$40,000 to purchase a mid-sized SUV. Currently, the 2009 Ford Focus and 2002 Chevrolet Tahoe are the vehicles shared by multiple departments for traveling to training classes, local meetings, and picking up supplies. Typically, staff will take their own personal vehicle if traveling out of the county due to the condition of the vehicles available to Town Hall.

Finance –The FY26 budget includes a recommendation to implement a new accounting system. The current system, which includes payroll and utility billing/collections, is outdated and needs to be replaced. Once implementation is complete, the contracted services cost of the new system would increase from approximately \$65,000 to \$93,000 annually.

Warehouse and Garage – No significant changes are recommended. A future budget discussion needs to include the rising costs of vehicle and equipment maintenance. Oil changes, especially on the larger trucks, are increasing. Town staff will research the expense of building an oil change bay with a lift or pit, the bulk costs of oil and filters, additional personnel costs, and the regulations on oil disposal.

Public Works Buildings – No significant changes are recommended. However, \$120,000 will be carried forward for the generator ordered in February, due to delayed delivery.

Forest City Police Department - This budget recommends \$57,000 to purchase one patrol SUV, including upfit. The removal of sedan models by manufacturers has increased the annual cost of replacement vehicles for the department. In a grant application submitted to the Governor's Highway Safety Program for traffic safety officer positions, the Town applied for funds that will cover one additional vehicle and equipment for that position.

Forest City Fire & Rescue – This budget includes the following recommendations:

- An amount of \$998,900 will be carried forward to fund the purchase of a new fire engine, which will be financed over a 10-year period. Throughout FY25, fire department staff researched options to replace the aging 1988 fire engine, with the understanding that new engine deliveries typically require a 3–5 year lead time. However, a suitable fire engine was identified that will be available for delivery by November 2025, allowing the Town to avoid the delays associated with a custom order. A grant application requesting \$500,000 has been submitted to the NC Office of the State Fire Marshal to help offset the cost.
- \$53,000 to replace the Self Contained Breathing Air Compressor that was manufactured in 1993. The department's breathing tanks hold 6000psi and the current compressor will only build up to 4500psi. The life expectancy of these compressors is 15-20 years. A grant application has been submitted to assist with the cost of this equipment.
- \$68,000 to replace a 2005 pickup truck with a heavy-duty crew cab model to support equipment transport as needed. The current vehicle has experienced increasing maintenance issues and recently required towing after leaving two firefighters stranded, underscoring the need for replacement.

The following repairs will be delayed until a future budget year:

- \$55,145 to replace the 25 year old Station Generator. During TS Helene, it was difficult to keep the current generator running, which is imperative for the department during a disaster.
- \$60,000 Stripping and recoating all bay floors
- \$34,500 Rebuild the damaged block wall on the corner of Oak Street and S. Church Street. This wall has been hit during vehicle accidents at the intersection several times. The current wall will be removed and rebuilt/reinforced two feet back from current placement. Capstones will be added.

Code Enforcement & Planning/Zoning – This recommended budget does not include any capital for Code Enforcement.

Community Development & Events – A list of events included in this budget is found in **Appendix B**. Marketing staff will continue to reach out to businesses to share advertising and sponsorship opportunities.

Street Dept – The Street Department budget includes the following:

- \$219,522 Tractor with Bucket Loader to replace the 1999 444-H that is necessary for routine work, storm cleanup, and snow removal.
- \$7,700 Bush Hog to replace an older one.
- \$83,538 Skid Steer Rubber Tire Loader to replace 2001 that has hydraulic pump damage and chewing up gears. This is a vital piece of equipment for the street department.
- \$163,761 carryover Dump Truck from prior year, delivery delayed PO #16967

To be recommended in FY27:

- \$50,000 Truck to replace 2017 that had transmission replaced and is already shifting hard again.

A full-time employee with CDL has been requested by the street department to assist with the grapple truck on leaf/limb/rubbish collection but is not recommended in the FY26 budget. This position will be recommended when revenue in the General Fund can support additional staff.

Powell Bill – Revenues for Powell Bill are estimated at \$250,000 in this budget. Paving will follow any water or sewer repairs that are scheduled to be completed in the area. Additional General Fund revenue is needed to increase this budget in future years as Powell Bill funds are not sufficient to meet the paving needs that currently exist. The paving list for FY26 includes Mill Street, Reid Street, and Twelve Oaks Drive. The work will be completed as funds allow based on bids.

Cemetery – Several updates have been included for both cemeteries in the last few budgets. In the FY26 budget, funds are recommended for a concrete pad for a columbarium in the Bright section at Cool Springs Cemetery.

Parks & Recreation - A limited number of capital projects and equipment purchases have been included in the Parks & Recreation budget. Other projects and purchases are needed, but will be delayed until funding is available. The following are recommended for the FY26 budget:

- \$61,000 Roof replacement at Callison Gym.
- \$177,600 6-year golf cart fleet replacement with current carts to be sold on GovDeals. Golf carts are one of the largest sources of revenue for the course.

Future budgets will include a recommendation to replace the box seats at McNair stadium. The seats are dry rotting and cannot be repaired.

The clubhouse needs an overall update with a new roof, flooring, and paint. This facility generates revenue through event rentals from town residents and others outside the municipality. Town staff will apply for grants for capital projects and improvements in Parks & Recreation, including the refurbishment of the clubhouse.

Legacy Soccer Park (LSP) - In early 2024, RHI Legacy Foundation began construction of the Legacy Soccer Complex on Piney Ridge Road. Completion is anticipated by June 30, 2025, at which time RHI will transfer ownership of the property to the Town of Forest City and Rutherford County. The FY26 budget recommendation includes funds to support the operation and maintenance of LSP in conjunction with Rutherford County per the Town's agreement.

Park Square Depot – The Town has actively pursued grants to cover the complete construction of the Park Square Depot to be located adjacent to the Thermal Belt Rail at the Park Square Trailhead. The Depot will replace the existing Farmers Market shelter at 172 Park Square. The Depot will host the Rutherford County Farmers Market, including the winter market. To date, the Town has completed preliminary grading of the site, design of the structure, construction of the adjacent Trails to Tails dog park, and construction of a restroom and storage facility. The following grant funds of \$2,025,000 have been identified for this project:

- \$500,000- 2020 RHI Legacy Foundation grant award
- \$450,000- 2021 NC PARTF grant award
- \$125,000- Rutherford County Tourism Development Authority (TDA); This Tourism Related Capital funding was included in the FY23 TDA budget.
- \$100,000- TDA Community Funds – This appropriation to Rutherford County municipalities for tourism asset enhancement was included in the FY23 TDA budget.
- \$300,000 - TDA Community Funds banked from previous years for this project. \$50,000 per year from FY 2018-2019, FY 2019-2020, and FY 2020-2021; \$150,000 from FY 2021-2022
- \$300,000 – RC-BARN grant from Meta for kitchen
- \$250,000 - Carolina Foothills Foundation Grant

Bids received in March 2024, exceeded the funds available for construction. The project design is currently being modified to reduce the expense to match the available funds.

Debt Service:

Debt service for the General Fund includes \$313,815 as follows:

- \$112,525 for 12 monthly payments for the fire truck purchased during FY20 and financed for ten years. The loan balance as of June 30, 2025, is \$529,810 with a last payment date of June 3, 2030.
- \$75,000 estimated for 7 payments for the purchase of a new fire engine, financed at 5% for 10 years at a cost of \$998,000.
- \$126,290 for 12 monthly payments for Enterprise Fleet leased vehicle program that began in FY22.

Parks & Recreation – No debt service payments. The final debt service payment on McNair Field was paid in February 2023.

WATER & SEWER FUND

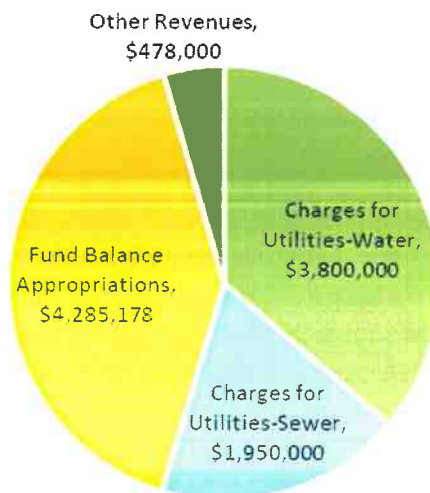
Revenue Summary:

The primary revenues for the Water & Sewer Fund are derived from charges for residential, commercial, and industrial utility services. These revenues support the fund's operating costs and capital improvements to the water and sewer infrastructure.

Water rates have not changed since 2008, and the sewer base rate increased only once—in 2015—by \$0.75 per month for the minimum 3,000-gallon usage tier. As a result, revenue from water and sewer charges has remained relatively flat, despite rising operating costs each year.

To support infrastructure improvements, this budget includes a higher fund balance appropriation for projects not completed in the prior fiscal year. As outlined in the following section on rates and fees, additional revenue will be necessary to address increasing costs—particularly for chemicals required to treat water and wastewater—and to fund critical system upgrades.

FY26 ESTIMATED MAJOR REVENUE SOURCES FOR
WATER & SEWER FUND



WATER & SEWER FUND HISTORY OF MAJOR REVENUE SOURCES						
	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Estimated	FY26 Prelim Budget
Charges for Utilities-Water	\$ 3,478,376	\$ 3,713,954	\$ 3,613,641	\$ 3,646,821	\$ 3,567,021	\$ 3,800,000
Charges for Utilities-Sewer	\$ 1,736,378	\$ 1,867,392	\$ 1,760,959	\$ 1,758,965	\$ 1,583,179	\$ 1,950,000
Fund Balance Appropriations	\$ 1,670,356	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 4,285,178
Other Revenue & Grants	\$ 734,897	\$ 6,192,303	\$ 690,420	\$ 491,354	\$ 1,385,112	\$ 478,000

A comprehensive water and sewer rate study was completed in FY24 and presented to the Board of Commissioners. The analysis identified a need to implement rate increases to:

- Support infrastructure improvements for the Town's aging water and sewer systems,
- Offset rising costs of water and wastewater treatment chemicals, and
- Address increasing personnel expenses.

In FY25, the only rate change adopted was for the Resale Water Rate, which had remained unchanged since 2008. This rate applies to customers exceeding 1,000,000 gallons per month for at least six months each year—currently the Towns of Bostic, Ellenboro, and the Concord Community Water System.

Rates & Fees

Appendix A includes a complete list of all current Town department rates and fees.

The rate study recommended increases to water and sewer rates to better align revenue with the full cost of service. The FY26 budget includes a modest 10% increase to base and tiered rates. However, this adjustment still falls short of fully covering the growing costs of service delivery.

For the average in-town residential customer, the FY26 proposed rate change would result in a monthly increase of approximately \$4.16 for combined water and sewer services. Additional rate increases of at least 5% annually are projected for FY27 through FY29 to gradually close the funding gap between revenue and expenditures.

Rate Comparisons

The Environmental Finance Center at UNC Chapel Hill maintains a Water and Wastewater Rates Dashboard, which allows for rate comparisons across the state. According to the 2022 dashboard:

- The Town's base water rate of \$14.95 for 3,000 gallons was the lowest within a 50-mile radius, compared to the highest at \$60.48.
- The Town ranked 11th lowest out of approximately 489 providers statewide in base water rates.
- The Town's base sewer rate of \$15.70 for 3,000 gallons was the lowest within a 25-mile radius, with the highest at \$270.
- The Town ranked 8th lowest out of approximately 416 providers statewide for sewer rates.

These rankings highlight the Town's continued commitment to maintaining affordable utility services, even as it addresses critical infrastructure and operational needs.

Enterprise Fund Summary:

The chart below shows a six-year history of working capital and cash flows from operating activities for the Water & Sewer Enterprise Fund.

Water & Sewer Enterprise Fund Summary						
	FY19	FY20	FY21	FY22	FY23	FY24
Working capital	\$ 5,736,574	\$ 6,680,862	\$ 7,034,616	\$ 8,349,264	\$ 8,134,746	\$ 7,024,802
Unrestricted net position	\$ 2,512,832	\$ 3,211,447	\$ 3,612,510	\$ 10,159,542	\$ 9,961,311	\$ 8,702,656
Operating income (loss)	\$ 437,266	\$ 179,574	\$ 535,776	\$ 63,247	\$ (651,509)	\$ (1,696,433)
Transfers to(from) the General Fund	\$ 259,245	\$ -	\$ -	\$ (5,851,715)	\$ -	\$ -
Cash flows from operating activities	\$ 1,476,808	\$ 1,485,940	\$ 1,791,565	\$ 1,249,369	\$ 1,035,933	\$ (250,598)
Net increase (decrease) in cash	\$ 536,289	\$ 635,152	\$ 303,760	\$ 405,232	\$ 256,018	\$ (1,097,971)

The FY26 recommended budget includes a fund balance appropriation of \$4,285,178 in the Water & Sewer Fund. This appropriation is necessary to support critical infrastructure improvements and equipment replacements. The Town faces a growing need to replace aging water and sewer infrastructure and will continue to actively pursue federal and state grant funding to help offset these costs. If grant funding is awarded, a portion of the appropriated funds may remain unspent.

Expenditure Summary:

Water Operations – The FY26 recommended budget includes the following equipment and projects:

- \$212,400 Tandem Dump Truck to replace the 2003 Chevrolet dump truck with no working gauges and a clutch that has been replaced multiple times due to hauling heavy loads. This truck is used daily for water leaks, taps, and upgrading galvanized lines. A larger dump bed will allow the crew to haul more dirt and gravel in one trip to save time and would be used for doing our own paving for road cuts.
- \$12,142 Hydraulic Adjustable Trench Shield to replace older trench box that is required when excavating deeper than 5 feet.
- \$6,600 Plate Compactor to compact gravel and perma-patch when filling holes in roads after leaks and taps.

The following will be recommended in FY27 budget due to limited revenue:

- \$269,400 Hydraulic Excavator to complete heavier jobs in-house. Staff will continue to rent an excavator when needed until one is purchased.
- Elizabeth Ave water line replacement from E Main Street to Eastover Dr intersection, 1800 ft of 6" cast iron pipe. After the completion of the project, Elizabeth and Birdhouse will be paved.

Water Plant – There are multiple high priority improvements that need to be completed this year to maintain the water treatment plant.

- \$93,630 Replace the broken Ross Control Valve for #1 Finished Water Pump
- \$29,704 Replace the worn Altitude Valve for the backwash tank
- \$51,871 Replace Flash Mixer Gearbox and Motor

The remaining improvements, along with any others that rise in priority, will be recommended in the FY27 budget.

- \$190,914 Replace the bulk storage tank for Sodium Hypochlorite that has a hole in the bottom of the tank and cannot be repaired.
- \$85,765 Exterior Building Recoating
- Sedimentation basin was also not included in FY25 and not in this list due to other priorities

Sewer Operations – This budget includes the recommendation of the following:

- \$828,978 Arlington Street sewer rehab 2,814' of sewer, 8 manholes, and asphalt repair. Sections of this line are 6" pipe and gravity sewer lines are now required to be a minimum of 8".
- \$135,600 Single axle dump truck to replace 2003 Chevy dump truck used daily to fix leaks and move equipment. The current truck has a broken dash cluster, no gauges work, and it has no pulling power due to age.
- \$12,142 Hydraulic Adjustable Trench Shield to replace older trench box that is required when excavating deeper than 5 feet.
- \$29,504 Prinoth M450E Cutter used to cut and maintain sewer right of ways.
- \$19,843 Dogwood Lane roadway repair over main sewer line where it is sinking between manholes.
- \$150,000 Carryover of Pryor Street drainage project that replaces sewer line under rail trail from Pryor Street to the Dog Park while completing the Electric Dept substation project.

The following will be recommended in the FY27 budget due to limited revenue this year:

- \$650,000 Tate Street sewer rehab will replace 2,600 feet of terracotta sewer line and 14 manholes out to the right of way. This project will continue the replacement of older brick manholes that allow infiltration and roots to enter causing blockages.
- \$198,000 Metal storage building (located at WWTP) to store vac/combo truck and both pumper trucks. Currently using the electric building for climate controlled storage.

Wastewater Treatment Plant – This budget includes the following projects and equipment to maintain the wastewater treatment plant:

- \$20,000 Replacement hoist for Chlorine and Sulfur ton cylinders to install and remove due to the age of the existing hoist.

The following will be recommended in the FY27 budget:

- \$30,000 Small Ford Maverick type truck to replace the 2006 F-150. The smaller truck can be used at both FC and Riverstone facilities for transportation purposes related to sampling.

Future budgets may include removal of all old equipment in the empty basins for approximately \$20,000 to prepare for any improvements needed when capacity requires it.

Pump Maintenance – This budget includes the following recommendations:

- \$60,000 Generator 150kw for McCoy water pump station
- \$45,000 Generator 60kw for Bostic water pump station
- \$45,000 Generator 30kw for The Ridge water pump station
- \$12,700 Mower
- \$23,000 Spare 7.5HP Pump for Alexander sewer pump station
- \$6,700 Spare 100HP Motor for McCoy water pump station
- \$11,000 Spare 3HP Grinder pump for the school sewer pump station

Future priorities:

- Relocate and install old fire dept generator at lower priority location
- Erwin Pump Station rebuild- engineering was completed in FY25.
- Raw Water Pump Station needs to move up the priority list for a rebuild. McGill has this project on the capital improvement plan.

Meter Services – This departmental budget includes no significant changes.

Debt Service:

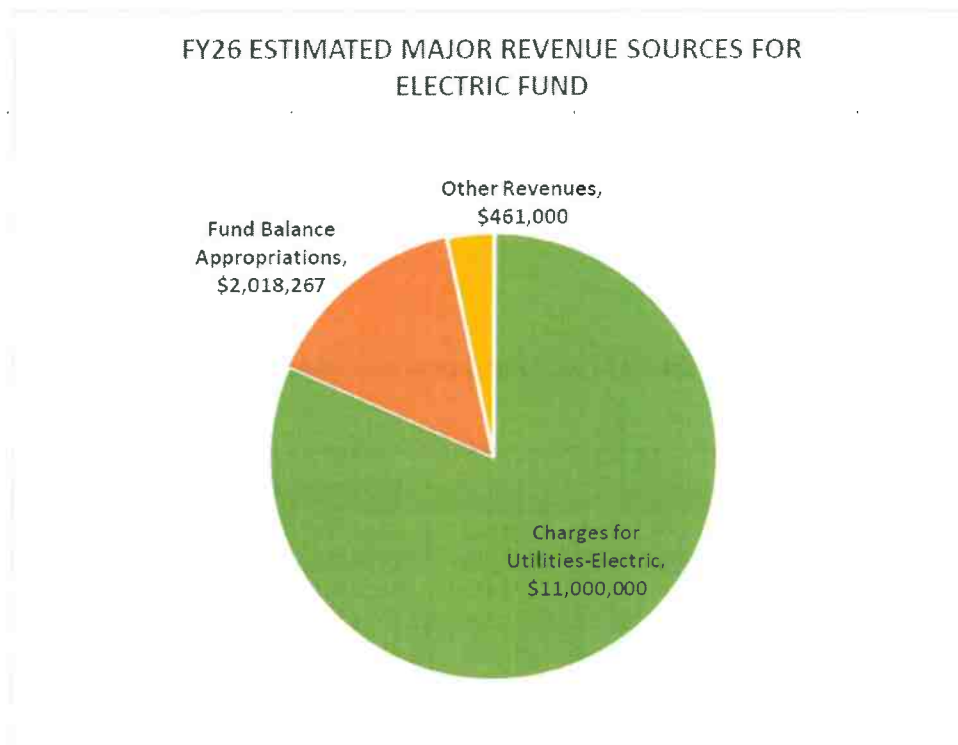
Debt service payments totaling \$549,327 are included as follows:

- \$3,320 for 12 monthly payments for Enterprise Fleet leased vehicle program that began in FY22.
- \$180,333 for 12 monthly payments for installment financing of the Dogwood Pump Station project. The loan balance as of June 30, 2025, is \$390,894 with a last payment date of September 20, 2027.
- \$149,760 for 12 monthly payments for a five year lease-purchase on a Combination Water Sewer Cleaner and Soft Dig Truck to be used by all Water/Sewer Departments. The loan balance as of June 30, 2025, is \$539,915 with the last payment date of July 25, 2029.
- \$24,204 for the annual payment on the 0% interest NCDENR loan related to the Central Business District Sewer Rehabilitation Project. The loan balance as of June 30, 2025, will be \$217,829 with ten annual payments remaining through 2035.
- \$191,710 for 12 monthly payments for the Water Treatment Plant SCADA system replacement project. The loan balance as of June 30, 2025, is \$768,195 with a last payment date of March 1, 2030.

ELECTRIC FUND

Revenue Summary:

The Electric Fund's primary source of revenue comes from charges to residential, commercial, and industrial customers for electric service. Changes in customer usage—due to factors like weather, economic activity, or conservation efforts—directly affect these revenues. Extreme weather can also lead to higher customer demand and increased costs for the Town to purchase electricity under the current Duke Energy power supply contract, which may impact the Electric Fund's financial performance.



ELECTRIC FUND HISTORY OF MAJOR REVENUE SOURCES						
	FY21 Actual	FY22 Actual	FY23 Actual	FY24 Actual	FY25 Estimated	FY26 Prelim Budget
Charges for Utilities-Electric	\$ 10,662,397	\$ 10,640,075	\$ 10,353,403	\$ 10,584,599	\$ 11,035,456	\$ 11,000,000
Fund Balance Appropriations	\$ 1,012,785	\$ -	\$ -	\$ -	\$ -	\$ 2,018,267
Other Revenue & Grants	\$ 283,307	\$ 447,782	\$ 332,095	\$ 593,627	\$ 922,544	\$ 461,000

Rates & Fees:

Appendix A includes a list of all rates and fees for Town departments.

No increases are recommended in this budget for electric rates. However, an electric rate study was recommended in the FY23 electrical distribution system analysis. The last electric rate study was conducted in 2016 and reviewed residential, commercial, and industrial rates. The only change implemented at that time was a reduction in the General Service Commercial rate. Prior to that adjustment, the Town increased rates by 4.5% in 2014 to match the Duke Energy rate increase to the Town. Since 2015, the Board of Commissioners has opted to absorb rate increases from Duke Energy rather than pass them on to the customers.

Southeastern Consulting Engineers, Inc. conducted an electrical distribution system analysis in FY23 and provided a plan for the Town to continue providing a highly reliable electric system with excellent service to its current and future customers. Recommendations included continual investments that must be made over time to maintain the current system and provide the capacity needed to meet the growth demand predicted over the next decade.

Enterprise Fund Summary:

The chart below shows a six-year history of working capital and cash flows from operating activities for the Electric Enterprise Fund.

Electric Enterprise Fund Summary						
	FY19	FY20	FY21	FY22	FY23	FY24
Working capital	\$ 7,064,513	\$ 6,626,143	\$ 6,799,881	\$ 2,717,589	\$ 4,236,842	\$ 5,411,784
Unrestricted net position	\$ 5,746,932	\$ 5,277,415	\$ 5,474,769	\$ 1,459,899	\$ 3,011,741	\$ 4,192,092
Operating income (loss)	\$ 3,676,593	\$ 3,620,151	\$ 3,407,261	\$ 4,796,506	\$ 1,332,044	\$ 1,027,094
Transfers to the General Fund	\$ 2,387,240	\$ 3,950,600	\$ 3,216,490	\$ 8,277,354	\$ -	\$ -
Cash flows from operating activities	\$ 4,296,483	\$ 4,277,200	\$ 3,573,475	\$ 4,932,876	\$ 2,075,320	\$ 1,028,293
Net increase (decrease) in cash	\$ 222,831	\$ (151,118)	\$ 61,966	\$ (4,199,828)	\$ 1,931,016	\$ 853,100

The Electric Fund includes a fund balance appropriation of \$2,018,267 for FY26 to complete the recommended capital improvements. There are no transfers from the Electric Fund to any other fund included in this budget.

Expenditure Summary:

Electric Operations - The FY26 recommended budget includes funding for the following key equipment and projects:

- \$400,000 for the Lowes Tie Line Project, which covers estimated costs for engineering, surveying, land clearing, road bed preparation, and overhead construction. This project is crucial for balancing the load between circuits and is recommended in the electrical distribution system study.

- \$50,000 for refurbishing substation breakers to ensure continued reliability and safety in the electrical grid.
- \$197,000 to upgrade generator controls for all Lawing Road generators. (Note: The Beaver Street upgrade was completed in FY25.)
- \$417,600 for Padmount transformers (2500kVA) for upgrades to an existing commercial service area at 212 NuWay Packing.
- \$50,000 to replace an older truck in the fleet
- \$40,000 for painting street and traffic poles to maintain their visibility and safety.
- \$130,000 to replace street lighting with energy-efficient LED lights along Learning Parkway near Summey Park.
- \$150,000 carryover from the decommissioning of the substation for the Pryor Street drainage project.
- \$260,247 carryover for a bucket truck (Purchase Order #14760), which was ordered in February 2022 and is now expected for delivery in October 2025.
- \$244,932 for a Vermeer Boring Machine, capable of boring up to 4" for underground power installation. This equipment can also be used by the Water Department for tasks like water main installations and off-site water taps, reducing the need to cut sidewalks and roads unnecessarily.
- \$240,405 carryover for the ARC Grant 30% Town match for the Forest City Tie-Line Expansion Project.

The following projects from the Electrical Distribution System Study are expected to be included in the recommended FY27 budget:

- \$35,000 Lawing Road substation new 3-phase gang operated switch and bus support.
- \$25,000 Relocate switches on Washington Street and transfer load between the Hardin Road Circuit and Washington Street Circuit.
- \$40,000 Replace the Metering Transformers at Beaver Street Substation.
- \$3,750,000 New Substation – Engineering & Material Procurement. (Potential Financing)
- \$150,000 Underground Cable Replacement for all installed prior to 1983.
- \$120,000 Contract Service Crew to replace aging secondary poles, transformers, and services.

Debt Service:

Debt service for the Electric Fund includes \$11,777 for 12 monthly payments for the Enterprise Fleet leased vehicle program that began in FY22.

PERSONNEL SUMMARY

The Town currently has 145 full-time authorized positions. A complete list by department is included in *Appendix C*.

Cost of Living Adjustment (COLA):

The table below shows COLA increases approved by the Council since 2011 for full-time employees. These increases average 2.8% annually.

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
COLA	2.5%	2.5%	1.7%	1.5%	1.7%	2%	1.5%	2%	2.8%	1.5%	2.5%	11%	3%	3.5%

The table below outlines the potential budgetary impact of various COLA percentage increases, provided to assist the Council in planning and decision-making. The recommended budget includes a 3% COLA which applies to all Town employees and members of the Board of Commissioners, with the exception of the Town Manager, whose adjustment is at the discretion of the Board. In an increasingly competitive labor market, where attracting and retaining qualified employees depends on competitive wages and benefits, maintaining COLA adjustments that align with inflation is essential.

COLA increase by Fund	Approximate cost increase for 1%	Approximate cost increase for 2%	Approximate cost increase for 3%	Approximate cost increase for 4%	Approximate cost increase for 5%
General/Parks	\$61,824	\$123,647	185,471	247,295	\$309,118
Water & Sewer	\$20,057	\$40,114	60,172	80,229	\$100,286
Electric	\$8,465	\$16,929	25,394	33,859	\$42,324
Total COLA	\$90,346	\$180,691	271,037	361,382	\$451,728

Forest City Police Department:

As part of a grant application submitted to the Governor's Highway Safety Program, the Town applied for funding to add four traffic safety officer positions, including salaries, vehicles, and equipment. The grant covers 85% of the cost, with the Town required to contribute a 15% match in the first year. We have received notification that funding will be granted for one position, with the official grant notification expected before the end of FY25.

To remain competitive with surrounding agencies, the Board of Commissioners recently directed the Town Manager to include an 8% pay increase for sworn officer salaries in the FY26 recommended budget. This increase would bring Forest City Police Department salaries closer to those offered by neighboring agencies, including the Rutherford County Sheriff's Office (RCSO). The total cost of salaries and fringe benefits for this increase is approximately \$180,000.

Forest City Fire & Rescue:

In a challenging budget environment, the FY24 budget was increased by \$60,000 to fund part-time personnel as a solution for increasing the number of firefighters per shift. This adjustment allowed the department to add one firefighter per crew for a 12-hour shift (7 PM to 7 AM). As the Town continues to pursue grant funding to address the critical need for additional full-time staffing, the FY26 recommended budget maintains the funding for part-time personnel salaries.

The FY26 recommended budget also includes hourly pay increases for part-time fire personnel, ensuring that Forest City's pay rates remain competitive with surrounding fire departments. The current hourly rate of \$12-\$13 per hour will increase to \$13-\$17 per hour, based on certification levels and experience.

In FY23, Bucket Brigade Consulting, LLC conducted a Fire Department Station Analysis and Staffing Study, which was presented to the Town. This study recommended increasing personnel to meet National Fire Protection Association (NFPA) standards, thereby reducing the potential for loss of life or serious harm to both personnel and citizens. For several grant cycles, the Town has applied for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant to fund three firefighter positions for three years. This grant would help Forest City meet the NFPA's recommendation of a minimum of four firefighters per engine per shift. Although the Town has not been awarded the grant in previous cycles, staff will continue to pursue this opportunity, as grants are awarded periodically through September each year and do not require matching funds. If the Town is not awarded grant funding, it will need to consider funding options to support these critical staffing needs.

Parks and Recreation:

In early 2024, RHI Legacy Foundation began construction of the Legacy Soccer Complex on Piney Ridge Road. Completion is anticipated by June 30, 2025, at which time RHI will transfer ownership of the property to the Town of Forest City and Rutherford County.

Beginning July 1, 2025, the Town and Rutherford County will share responsibility for the park's operations and maintenance, as outlined in the interlocal agreement. To support these responsibilities, the FY26 recommended budget includes funding for one full-time parks maintenance position and one part-time position within the Town's Parks and Recreation Department. The Legacy Soccer Park is scheduled to open in early 2026.

Street Department:

- The current starting pay grade for a full-time Street Maintenance Worker is **Grade 6** (\$15.15/hour), the lowest on the Town's pay scale.
- The FY26 budget recommends increasing the starting grade to **Grade 7** (\$15.90/hour) for all future hires.
- Five current employees at Grade 6 will also be moved to Grade 7.
- **Estimated cost of this adjustment: \$8,000.**

Meter Department:

- Meter Technicians play a key role in utility revenue collections and currently start at **Grade 9** (\$17.52/hour).
- The budget recommends increasing this to **Grade 10** (\$18.40/hour).

- This move aligns their pay more closely with:
 - **Water & Sewer Operations:** Grade 11
 - **Pump Maintenance:** Grade 12

Salary Mid-Point Adjustments:

- No employees are projected to meet eligibility criteria for salary midpoint adjustments in FY26.
- Criteria include:
 - Minimum 10 years of service with the Town
 - Age 60 with 20 years in the retirement system
 - Any age with 25 years in the retirement system
 - Must have held current position for at least 2 years

Retirement Payout Funds:

- The budget allocates **\$21,568** for retirement payouts for **three employees** planning to retire in FY26.

Employer Contribution Increases:

State Retirement System

The State Retirement System has provided a “likely rate” as guidance for an increase in employer matching contributions

- **Law Enforcement:** Increase from 15.04% to **16.10%**
- **All Other Employees:** Increase from 13.64% to **14.35%**

Rates are expected to be finalized after the April 24, 2025 board meeting. Matching pension contributions have increased at this rate for the last seven years. These expenditures are included in fringe benefits for payroll.

The State Health Plan Board of Trustees approved the implementation of salary based premium rates effective January 1, 2026, at their February 7, 2025 meeting.

- Dependent rates will remain unchanged.
- Final premium amounts will be confirmed in late summer.
- The current employee premium is **\$724.54/month** (no increase from 2024).
- The FY26 budget includes a **10% buffer** to cover potential increases starting January 2026.

As a reminder, budgeting for a potential 5% increase in previous budget years has been sufficient to cover any premium increase from January through June.

APPENDIX A

Town Rates & Fees

TOWN OF FOREST CITY

RATES AND FEES



DRAFT Updated May 5, 2025

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PARKS & RECREATION

CLAY STREET POOL

One-Time Visit Fees

	In Corporate City Limits	Out of Corporate City Limits
Children (under 5)	Free w/paid adult	same
Children (5-17)	\$3	same
Adults (18+)	\$5	same
Fitness Swim	\$2	same

Season Membership Fees

	In Corporate City Limits	Out of Corporate City Limits
Individual	\$75	\$125
Family up to 5 members	\$125	\$200
\$10 for each additional person	same	same

Swim Lessons

	In Corporate City Limits	Out of Corporate City Limits
Swim Lessons	\$35	\$50

Private Pool Rental Information:

- The pool is available for rent on Fridays after 7:00pm, and Saturdays and Sundays after 6:00pm. No parties booked Monday-Thursday.
- Parties have to end no later than 10:00pm.

	In Corporate City Limits	Out of Corporate City Limits
Private Pool Rental	\$100	\$200
Lifeguard Fee	\$15 per hour per guard	\$15 per hour per guard

Pool Party Rental Fees	In Corporate City Limits	Out of Corporate City Limits
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	2 Guards	3 Guards	2 Guards	3 Guards
Two Hours	\$160	\$190	\$260	\$290
Three Hours	\$190	\$235	\$290	\$335
Four Hours	\$220	\$280	\$320	\$380

*Less than 40 people inside the gate require 2 lifeguards, while 40 people and over require 3 lifeguards.

CALLISON RECREATION CENTER/COOL SPRINGS GYM

	In Corporate City Limits	Out of Corporate City Limits
Gym Rental	\$15 per hour	same
Gym Lights	\$15 per hour	same
Employee during rental	\$45 per hour	same
Car Wash - Cool Springs Only	\$30 per day	same
Weight Room Membership at Callison	\$10 per month	same

* We only rent gyms for basketball tournaments.

HARDIN ROAD PARK

	In Corporate City Limits	Out of Corporate City Limits
Picnic Shelter Rental	\$30 for two hours	\$50 for two hours
	\$60 all day	\$110 all day
	\$5 each additional hr.	\$10 each additional hr.
Entire Park Rental	\$500	\$500

CROWE PARK/SUMMEY PARK

	In Corporate City Limits	Out of Corporate City Limits
Picnic Shelter Rental	\$30 for two hours	\$50 for two hours
	\$60 all day	\$110 all day
	\$5 each additional hr.	\$10 each additional hr.

	In Corporate City Limits	Out of Corporate City Limits
Ballfield Rental	\$30 for two hours	\$50 for two hours
	\$60 all day	\$110 all day
	\$5 each additional hr.	\$10 each additional hr.
Ballfield Lights	\$25 per hour	same

	In Corporate City Limits	Out of Corporate City Limits
Crowe Park - Entire Facility - Full Day	\$1500	\$1500

Tournament Fees for Crowe Park and Summey Park

	In Corporate City Limits	Out of Corporate City Limits
Use of field	\$100 per day, per field	\$150 per day, per field
Deposit (Due when booking)	\$50	same
Employee	\$45 per hour	same

Ballfield Lights	\$25 per hour	same
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LEGACY SOCCER PARK

Tournament Fees for Legacy Soccer Park

	In Corporate City Limits	Out of Corporate City Limits
Use of grass field	\$150 per day, per field	same
Use of turf field	\$50 per hour	same
Deposit (Due when booking)	\$50	same
Employee	\$45 per hour	same
Ballfield Lights	\$25 per hour	same

Non-tournament Fees for Legacy Soccer Park

	In Corporate City Limits	Out of Corporate City Limits
Use of grass field, 2hrs	\$30 per day, per field	same
Use of grass field, 3hrs	\$35 per day, per field	same
Use of grass field, 4hrs	\$40 per day, per field	same
Use of grass field, 5hrs	\$45 per day, per field	same
Use of grass field, 6hrs	\$50 per day, per field	same
Use of grass field, 7hrs	\$55 per day, per field	same

Use of grass field, day	\$60 per day, per field	same
Use of turf field	\$50 per hour	same
Deposit (Due when booking)	\$50	same

FOREST CITY CLUBHOUSE

	In Corporate City Limits	Out of Corporate City Limits
Public Rental Deposit	\$100	same
Public Rental Fee (Mon.-Wed. *excluding holidays)	\$100	\$150
Public Rental Fee (Thurs.-Sun.)	\$225	\$300
Employee Rental Deposit	\$100	same
Employee Rental Fee	\$100	same
Security Officer	\$50/hour	same
Sound System	\$25/hour	same
Projector and Sound	\$50/hour	same

FOREST CITY GOLF COURSE

Non-Member Daily Fees

	In Corporate City Limits	Out of Corporate City Limits
Green Fee	\$15	same
9 Holes with Cart	\$25	same
18 Holes with Cart	\$35	same

Cart Fees

	In Corporate City Limits	Out of Corporate City Limits
9 Holes	\$10	same
18 Holes	\$20	same

*cart fees will go up \$1 per 9 holes again in FY29 to cover new cart costs in FY26

Non-Member Senior Citizen Daily Fees (55+)

	In Corporate City Limits	Out of Corporate City Limits
Green Fee	\$12	same
9 Holes with Cart	\$22	same
18 Holes with Cart	\$32	same

Cart Fees Senior Rate

	In Corporate City Limits	Out of Corporate City Limits
9 Holes - Weekday	\$9	same

9 Holes - Weekend/Holiday	\$10	same
18 Holes - Weekday	\$18	same
18 Holes - Weekend/Holiday	\$20	same

*cart fees will go up \$1 per 9 holes again in FY29 to cover new cart costs in FY26

Yearly Memberships - Green Fees Only

	In Corporate City Limits	Out of Corporate City Limits
Individual	\$400	\$500
Couple or Parent/Child	\$500	\$600
Senior	\$370	\$470
Senior Couple	\$450	\$550
Student	\$230	\$330
Family	\$600	\$700

Fundraiser Tournament Rate \$20.00 (per person)

MCNAIR FIELD

Inside Corporate City Limits

Concourse Rental

<300 People \$500.00

>300 People \$750.00

Deposit \$250.00

Parking Lot Rental (includes bathroom access)

<300 People	\$500.00
>300 People	\$750.00
Deposit	\$250.00

Outside Corporate City Limits

Concourse Rental

<300 People	\$750.00
>300 People	\$1,000.00
Deposit	\$250.00

Parking Lot Rental (includes bathroom access)

<300 People	\$750.00
>300 People	\$1,000.00
Deposit	\$250.00

Parking Lot Rental (does not include bathroom access) \$250.00

* Renter would have to provide their own porta-johns.

Field Rental

Full Day	\$2,500.00
American Legion Team Post 423	\$500.00 (per game)
American Legion Team Post 423	\$750.00 (doubleheader)
Non-Owls Game Rental	\$600.00 (+ \$125.00 for each additional game)

Additional Fees

Employee	\$45.00 (per employee & per hour)
Police/Security	\$50.00 (per employee & per hour)
Setup Fee	\$50.00
Facility Use	\$25.00 (per hour)

* Applicable when ticket holders are allowed inside the venue. This fee covers supplies, materials, and utilities used. For special events that include large amounts of utilities such as stadium lights, the Town may charge a higher fee.

The number of employees and/or security officers will be determined by a representative from the Town.

MOONEYHAM PUBLIC LIBRARY

Fax (sending & receiving) \$1.00 (per page)
B&W Copies \$0.25 (per page)
Color Copies \$0.40 (per page)

PAVILION ON PARK SQUARE (POPS)

Rental \$2,500.00 (+ \$1,500.00 for each additional day)
Non-Profit Rental \$1,500.00 (+ \$750.00 for each additional day)

SPECIAL EVENTS & PROGRAMS

Adult Basketball (Men's Church League) \$500.00 (per team)
Adult Softball (Adult Open League) \$450.00 (per team)

Summer Programs

Basketball Camp \$30.00 (per child & per session)
Golf Camp \$30.00 (per child & per session)
Tennis Camp \$30.00 (per child & per session)
Volleyball Camp \$30.00 (per child & per session)

PLANNING & CODE ENFORCEMENT

PERMITS

\$2.50 per \$1,000.00 of construction cost - minimum fee of \$50.00

Building	\$50.00 (minimum)
Electrical	\$50.00 (minimum)
Mechanical	\$50.00 (minimum)
Plumbing	\$50.00 (minimum)

* Re-inspection fees may apply in some situations,

MANUFACTURED HOMES

Single-Wide	\$100.00
Double-Wide/Triple-Wide	\$150.00

COMMERCIAL FEES

\$2.50 per \$1,000.00 of construction cost - minimum fee of \$50.00 per trade

* Other miscellaneous fees may apply.

SIGNS

\$2.50 per \$1,000.00 of construction cost - minimum fee of \$50.00

OTHER PERMITS & FEES

Outdoor Dining Permit	\$50.00 (per year)
Administrative Fees	\$60.00 (per hour)

Demolition Permit	\$0
Penalty for Working Without A Permit	\$150.00 (+ permit fee)

RENTAL PROPERTY RE-INSPECTION FEES

A re-inspection fee may apply to scheduled inspections that are not ready or inaccessible.

ZONING

Temporary Zoning Application	\$100.00
Conditional Use Permit	\$100.00
Special Use Permit	\$250.00
Variance Request	\$250.00
Appeal Decision of Zoning Administrative Officer	\$0
Text Amendment to Zoning & Subdivision Regulations	\$100.00
Rezoning Request & Amendment to Zoning Map	
<3 acres	\$250.00
>3 acres	\$500.00

CIVIL PENALTIES

Notice of Violation	\$0
First Citation/Offense	\$50.00
Second Citation/Offense	\$50.00
Third Citation/Offense	\$50.00

POLICE

Golf Cart Permit \$25.00 (paid bi-annually)

PUBLIC WORKS

ALEXANDER CEMETERY/COOL SPRINGS CEMETERY

~~\$600~~ \$1,000 per plot if you live in the city limits

~~\$1000~~ \$1,800 per plot if you live outside the city limits

\$_____ Cool Springs Columbarium space

UTILITIES

ABC LICENSES

Each person who obtains a permit from the state Alcoholic Beverage Control Commission to sell alcoholic beverages – malt beverages, fortified and unfortified wine – must also purchase a local ABC license to engage in that business. To obtain the license, the permit holder must bring in their approved permit from the state and must pay a tax to the local governments in which the business is conducted.

City License Tax Schedule

On-Premises Malt Beverage	\$15.00
Off-Premises Malt Beverage	\$5.00
On-Premises Unfortified Wine, Fortified Wine or Both	\$15.00
Off-Premises Unfortified Wine, Fortified Wine or Both	\$10.00

Neither a city nor a county may require a license for the sale of mixed drinks. The license year for local government ABC licenses is May 1 to April 30. In addition, a city may levy a tax on a beer or wine wholesaler located in the city.

Maximum Taxes

Beer Wholesaler	\$37.50
Wine Wholesaler	\$37.50
Beer & Wine Wholesaler	\$62.50

The wholesaler tax may not be charged to a business located outside the city.

BUSINESS REGISTRATION

The Town of Forest City requires a Business/Commercial Zoning Permit Application for any owner or operator maintaining a business location

within the city limits of the town. The purpose of this permit process is to make sure that certain life safety requirements have been met before the business opens. G.S. 160A-194 authorizes cities to “regulate and license occupations, businesses, trades, professions, and forms of amusement or entertainment and prohibit those that may be inimical to the public health, welfare, safety, order or convenience.”

The purpose of the permit process is to ensure that the business is operating in compliance with the State and/or Town building, fire, and zoning inspection regulations.

Process for Building, Fire and Zoning Inspection Regulations:

- 1. Business/Commercial Zoning Permit Application must be completed and approved
- 2. Completed and submitted application for utilities
- 3. Pre-Occupancy Inspection completed by the Town of Forest City Inspections Department
- 4. A Zoning inspection completed by the Town of Forest City Zoning Official/Town Planner
- 5. A Fire Inspection completed by the Town of Forest City Fire Marshal.

Prior to opening the business and beginning operation, a Certificate of Occupancy will be issued and is required to be posted inside the establishment.

Business Registration Fee.....\$20

DEPOSITS & TRANSFER FEES

Water Deposit (Residential or Commercial) ~~\$50.00~~ ~~\$25~~
Electric Deposit (Residential or Commercial) \$100.00
Transfer Fee (Residential or Commercial) \$30.00

ELECTRIC CONNECTION FEES

Temporary (For Construction) \$25.00
Permanent Overhead..... \$30.00

Permanent Underground or Change From Overhead to Underground - see
Public Works Director

Temporary (For Non-Permanent Structure)

<100 AMPS \$125.00

>100 AMPS determined by materials & labor

GARBAGE FEES

Residential \$26.14 (per container)

Small Business \$26.14 (per container)

Small Businesses Sharing Dumpster \$67.84 (per container)

Dumpster see rate schedule

REPLACEMENTS

Tapping Saddle \$50.00

Street Paving (Half Street inside) \$600 ~~\$300.00~~

Street Paving (Full Street inside) \$1,200 ~~\$600.00~~

Street Paving outside rates based on DOT requirements

SEWER CONNECTIONS

Inside & Outside \$750.00

THREE-PHASE CONNECTIONS

200-400 AMPS \$100.00 (per phase)

>400 AMPS see Public Works Director

WATER TAP CONNECTIONS (inside)

$\frac{3}{4}$ " \$1,100 ~~\$800.00~~

1" \$1,400 ~~\$1,100.00~~

2" \$3,100 ~~\$2,800.00~~

WATER TAP CONNECTIONS (outside)

$\frac{3}{4}$ " \$1,600 ~~\$800.00~~

1"	\$2,000	\$1,100.00
2"	\$3,600	\$2,800.00

MINIMUM WATER & SEWER CHARGES (3,000 gallons)

Water (Inside)	\$16.44	\$14.95
Water (Outside)	\$29.86	\$27.15
Sewer (Inside)	\$18.37	\$15.70
Sewer (Outside)	\$30.69	\$27.90

OTHER FEES

Returned Check Fee	\$25.00
Late Charge	\$6.00 or 1.5% (whichever is greater)
Delinquent Admin. Fee	\$45.00
Reconnect After Hours	\$75.00
If Electric Cut Off at Pole	\$250.00
(and balance paid to zero before reconnection)	
Meter Test Fee	\$50.00
Hydrant Flow Test	\$200.00
Hydrant Meter Installation Fee	\$100.00
(Meter read and billed monthly based on rate schedule)	
Replace broken meter box	charge for materials
Meter box relocation (within 10 feet)	$\frac{3}{4}$ " \$350.00
Meter box relocation (within 10 feet)	1" \$450.00
Meter box relocation (within 10 feet)	2" requires new tap
Meter box relocation greater than 10 feet	requires new tap
Use of Downtown Electric Meter	\$20.00 (per day)
Electric Charges for Outside Lighting	see Public Works Director
Special License	according to ordinance

SEPTAGE FEES

Per delivery, 1,500 gallons or less	\$75
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Per delivery, 2,000 gallons	\$100
Per delivery, 2,500 gallons	\$125
Per delivery, 3,000 gallons	\$150
Per delivery, 4,000 gallons	\$200

** See plant superintendent for septage rates over 4,000 gallons and for all other materials per gallon.

WATER UTILITY BILLING RATES

INSIDE TOWN LIMITS (Residential, Commercial, Industrial)

3,000 gallons (minimum charge)	\$16.44
\$4.08 per 1,000 for next 7,000 gallons	\$28.56
\$3.66 per 1,000 for next 40,000 gallons	\$146.40
\$3.17 per 1,000 for next 450,000 gallons	\$1,426.50
\$2.13 per 1,000 for next 500,000 gallons	\$1,065.00
\$1.17 per 1,000 for all over 1,000,000 gallons	

OUTSIDE TOWN LIMITS (Residential, Commercial, Industrial)

3,000 gallons (minimum charge)	\$29.86
\$7.66 per 1,000 for next 7,000 gallons	\$53.62
\$6.87 per 1,000 for next 40,000 gallons	\$274.80
\$5.96 per 1,000 for next 450,000 gallons	\$2,682.00
\$2.22 per 1,000 for all over 500,000 gallons	

SEWER UTILITY BILLING RATES

INSIDE TOWN LIMITS (RESIDENTIAL)

3,000 gallons (minimum charge)	\$18.37
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\$4.08 per 1,000 for next 7,000 gallons	\$28.56
\$3.66 per 1,000 for next 40,000 gallons	\$146.40
\$3.17 per 1,000 for next 450,000 gallons	\$1,426.50
\$2.13 per 1,000 for next 500,000 gallons	\$1,065.00
\$1.17 per 1,000 for all over 1,000,000 gallons	

OUTSIDE TOWN LIMITS (RESIDENTIAL)

3,000 gallons (minimum charge)	\$30.69
\$7.66 per 1,000 for next 7,000 gallons	\$53.62
\$6.87 per 1,000 for next 40,000 gallons	\$274.80
\$5.96 per 1,000 for next 450,000 gallons	\$2,682.00
\$2.22 per 1,000 for all over 500,000 gallons	

INSIDE TOWN LIMITS (COMMERCIAL & INDUSTRIAL)

3,000 gallons (minimum charge)	\$17.27
\$4.07 per 1,000 for next 997,000 gallons	\$4,057.79
\$2.04 per 1,000 for all over 1,000,000 gallons	

OUTSIDE TOWN LIMITS (COMMERCIAL & INDUSTRIAL)

3,000 gallons (minimum charge)	\$30.69
\$4.97 per 1,000 for next 997,000 gallons	\$4,955.09
\$3.31 per 1,000 for all over 1,000,000 gallons	

* Flow measurement based on 90% of water consumption

RESALE WATER RATE SCHEDULE

\$3.54 per 1,000 gallons

* To qualify for Resale Water Rates, the monthly flow/usage must exceed 1,000,000 gallons per month for a minimum of six months each year.

BULK WATER SERVICE RATES

Hook-on fee for the use of Fire Hydrant \$35.13

\$7.66 per 1,000 gallons of water will be added to the Hook-on fee.

Only available at Town Hall hydrant. No after hours or weekend hydrant use permitted.

Billing information needed:

Name, mailing address, and how many gallons per hook-on.

WATER & SEWER RATES FOR DEDICATED SOURCE PUMP STATION LOCATIONS

Riverstone Industrial Park	Chase High School
East High School	Chase Middle School
Forrest Hunt School	Ellenboro Elementary School
Arvin Meritor Inc.	

Water - Minimum \$70.86 per month for 10,000 gallons or less

\$7.08 per 1,000 over 10,000 gallons per month

Sewer - Minimum \$70.86 per month for 10,000 gallons or less

\$7.08 per 1,000 over 10,000 gallons per month

Sewer flow based on 100% of water consumption.

ELECTRIC RATE SCHEDULES

SCHEDULE RS (NC)

RESIDENTIAL SERVICE

RATE 55

Rate:	(R)
	<u>Category 1</u>
I. Basic Facilities Charge per month	\$9.89
II. Energy Charges	
<u>For the billing months of July-October</u>	
For the first 350kwh used per month, per kwh*	11.2010
For all over 350kwh used per month, per kwh	12.3294
<u>For the billing months of November-June</u>	
For the first 350kwh used per month, per kwh*	11.2010
For all over 350kwh used per month, per kwh	12.2443

SCHEDULE G

GENERAL SERVICE – COMMERCIAL

RATE 52

Rate:	(G)
I. Basic Facilities Charge	\$13.66
II. Demand Charge	
For the first 30KW of Billing Demand per month	No charge
For all over 30KW of Billing Demand per month	4.37 per KW
III. Energy Charge	
<u>For the first 125Kwh per KW Billing Demand per month:</u>	
For the first 3,000 Kwh per month	14.7670
For the next 87,000 Kwh per month	9.0230
For all over 90,000 Kwh per month	7.3218
<u>For the next 275Kwh per KW Billing Demand per month:</u>	
For the first 6,000 Kwh per month	9.1866
For the next 134,000 Kwh per month	9.0342
For all over 140,000 Kwh per month	8.5442
<u>For all over 400Kwh per KW Billing Demand per month:</u>	
For all Kwh per month	8.2463

SCHEDULE I

INDUSTRIAL SERVICE

RATE 54

Rate: (I)

I. Basic Facilities Charge 20.53

II. Demand Charge

For the first 30KW of Billing Demand per month No charge

For all over 30KW of Billing Demand per month 4.34 per KW

III. Energy Charge

For the first 125Kwh per KW Billing Demand per month:

For the first 3,000 Kwh per month 14.5350

For the next 87,000 Kwh per month 9.1156

For all over 90,000 Kwh per month 7.1762

For the next 275Kwh per KW Billing Demand per month:

For the first 140,000Kwh per month 8.6320

For all over 140,000 Kwh per month 8.0298

For all over 400Kwh per KW Billing Demand per month:

For all Kwh per month 7.7904

SCHEDULE I

INDUSTRIAL SERVICE

NEW 3-PHASE UPGRADE

RATE 58

Rate: (I)

I.	Basic Facilities Charge	\$313.81
II.	Demand Charge	
	For the first 30KW of Billing Demand per month	No charge
	For all over 30KW of Billing Demand per month	4.34 per KW
III.	Energy Charge	
	<u>For the first 125Kwh per KW Billing Demand per month:</u>	
	For the first 3,000 Kwh per month	14.5350
	For the next 87,000 Kwh per month	9.1156
	For all over 90,000 Kwh per month	7.1762
	<u>For the next 275Kwh per KW Billing Demand per month:</u>	
	For the first 140,000Kwh per month	8.6320
	For all over 140,000 Kwh per month	8.0298
	<u>For all over 400Kwh per KW Billing Demand per month:</u>	
	For all Kwh per month	7.7904

APPENDIX B

Events Schedule

2025 TOFC Calendar of Events

April 19, 1-3PM	Easter Bash	POPS
April 25, 8PM	Free Movie Friday – Mufasa: The Lion King	POPS
May 16, 7-10PM	Finally Fridays – Chairmen of the Board	POPS
May 30, 8PM	Free Movie Friday – Despicable Me 4	POPS
June 6, 7:30PM	Cherry Bounce Festival	POPS
June 7, 10AM-6PM	Cherry Bounce Festival	POPS
June 27, 8PM	Free Movie Friday – Inside Out 2	POPS
July 18, 7-10PM	Finally Fridays – Trial by Fire	POPS
July 25, 8PM	Free Movie Friday – Elf	POPS
August 2, 10-3PM	Movement Fest & Back 2 School Bash	POPS
August 15, 6PM	Hot Nights Cool Rides Cruise-in & Concert	POPS
August 16, 9AM-8PM	Hot Nights Cool Rides Car Show & Vendor Alley	POPS, Main St
August 22, 8PM	Free Movie Friday – Shrek	POPS
September 11, 10AM	9/11 Memorial Ceremony	POPS
October 4, 7PM	Fall Concert	POPS
October 31, 4-6PM	Trick or Treat on Main Street	Main St
November 27, 6:30-9PM	Tree Lighting Ceremony	Main St
November 30, 3-5PM	Christmas Parade	Main St
December 5, 6-9PM	Hometown Holiday Festivities	POPS, Main St
December 6, 6-9PM	Hometown Holiday Festivities	POPS, Main St
December 12, 6-9PM	Hometown Holiday Festivities	POPS, Main St
December 13, 6-9PM	Hometown Holiday Festivities	POPS, Main St
December 19, 6-9PM	Hometown Holiday Festivities	POPS, Main St
December 20, 6-9PM	Hometown Holiday Festivities	POPS, Main St

APPENDIX C

Personnel Summary

Full Time Positions as of May 2025 Details by Fund

<u>Fund</u>	<u>Dept</u>		<u># of Positions</u>	
10	4120	Administrative	2	
10	4120	IT	3	
10	4130	Finance	9	
10	4240	Garage/Warehouse	2	Public Works
10	4260	Public Works Dispatch/Locate	2	Public Works
10	4310	Police	35	
10	4340	Fire	16	
10	4350	Code Enforcement	5	(includes Planner)
10	4360	Comm Dev & Events	2	
10	4510	Street	15	Public Works
15	6110	Library	2	
15	6120	Recreation	3	
15	6130	Parks/Playgrounds	5	
15	6170	Golf	4	
61	7120	Water Operation/Construction	9	Public Works
61	7121	Water Plant	7	
				Public Works
61	7130	Sewer Operation/Construction	4	(includes PW Director Sonny Penson)
61	7131	Waste Treatment Plant	5	
61	7132	Riverstone Plant	1	
61	7135	Pump Maintenance	4	Public Works
63	7220	Electric	6	Public Works
61/63	7240	Meter Services	4	Public Works
Total Full Time Positions			145	

Changes for year 2014-15

added 1 to Street (Maint Worker) (full time replaced 1.5 seasonal part-time positions)

Changes for year 2015-16

NO CHANGES MADE

Changes for year 2016-17

added 2 full time positions to the Street Department (Manit Worker)

Changes for year 2017-18

added 3 full time positions 1-Fire Dept(Admin Asst.); 1-Code Enforcement(Planner); 1-Garage (Asst Mechanic)

Changes for year 2018-19

added 3 full time positions 1-Finance (Acct/Payroll Tech) ; 1-Code Enf(Events Coordinator); 1-IT Dept (IT Supp Tech)

Changes for year 2019-20

added 2 full time positions 1-Public Works (Utility Locator) ; 1-Electric Dept (Electric Ground Technician)

Changes for year 2020-21

NO CHANGES MADE resulting from the impact of COVID19

Changes for year 2021-22

added 2 full time positions 1-Meter Services (Meter Technician) ; 1- Street Dept (Equipment Operator)

**(also note all 34 positions in police dept are now being funded, past years only 33 of 34 approved positions were funded.)

Changes for year 2022-23

added 4 full time positions 2-Water Ops (Utility Maint Mech) 1-Pump Maint (Pump Maint Mech) ; 1- Parks (Parks Maint Worker)

Changes for year 2023-24

added 1 full time position Street Department (Equipment Operator)

Changes for year 2024-25

NO CHANGES MADE

