



# Town of Indian Trail

## FY25 Recommended Budget Presentation



# Budget Schedule



## January 13, 2025

- Department heads begin to enter FY 26 budget requests into ClearGov



## February 3, 2025

- Department budget requests complete



## February 3-7, 2025

- Town Manager budget review



## February 10-14, 2025

- Department Heads meet with Finance Director and Town Manager to review budget requests



## March 11, 2025 – 5:00 p.m.

- Budget Workshop



## April 8, 2025 – 5:00 p.m.

- Budget Workshop

## May 13, 2025

- Town Manager Recommended Budget presentation to Council

## May 14 – June 10, 2025

- Budget available to public

## May 27, 2025

- Budget Public Hearing

## June 10, 2025

- Budget Adoption



# Agenda



- Describe the Town's Current Financial Condition
- Revaluation
- Budget Priorities and Objectives
- FY 25-26 Recommended Budget and Highlights
- Next Steps



# Financial Condition

- The Town maintained its AAA bond rating by Standard & Poor's.
- The Town continues to receive “Unmodified” audits, which is the highest rating a Town can receive.
- For the second consecutive year the Town received the Distinguished Budget Presentation Award from the Government Finance Officer’s Association for its FY 24-25 budget book.



# Financial Condition

- The unassigned Fund Balance for General Fund per the audit as of June 30, 2024, was \$17,670,017 which represents 70% of total general fund expenditures.
- Total assessment of \$9,248,235,987 with an estimated collection of 96% for a net property valuation of \$8,878,306,548. One penny on the tax rate will yield \$887,831.



# Council Priorities

- ❖ Public Safety
- ❖ Transportation
- ❖ Economic Development
- ❖ Town Infrastructure
- ❖ Human Capital
- ❖ Capital Improvement Projects

The budget continues to focus on the Council's priorities and meet the needs of a growing community.



# Revaluation

## Median Home Value



## Commercial Valuation



## Valuation Totals

**2025** **\$8.10 billion**  
VS \$5.35 billion in 2021

**52% Increase**

# Revaluation – Revenue Neutral

## Revenue Neutral Tax Rates FY 2025-2026

North Carolina General Statute 159-11(e) requires local governments to publish a revenue-neutral tax rate “in each year in which a general reappraisal of real property has been conducted, the budget officer shall include in the budget, for comparison purposes, a statement of the revenue-neutral property tax rate for the budget. The revenue-neutral property tax rate is the rate that is estimated to produce revenue for the next fiscal year equal to the revenue that would have been produced for the next fiscal year by the current tax rate if no reappraisal had occurred.”

2024-2025 tax rate prior to revaluation:	0.1850
2025-2026 revenue neutral tax rate to produce equivalent tax levy:	0.1243
2025-2026 revenue neutral tax rate adjusted for growth:	0.1288



# Revaluation

2024 (2021) Median Valuation



Tax Rate	Annual Tax
18.5	\$488.77

2025 Median Valuation



Tax Rate	Annual Tax	Difference	Monthly
12.88 RNR	\$511.34	\$22.57	\$1.88
15.5	\$615.35	\$126.58	\$10.55
16.5	\$655.05	\$166.28	\$13.86
17.5	\$694.75	\$205.98	\$17.17
18.5	\$734.45	\$245.68	\$20.47



# Budget Objectives & Priorities

- ❖ Establish a budget that meets the **current** and **future** needs of the Town
- ❖ Focus on **enhancing** established Council Priorities
- ❖ Maintain a healthy fund balance to **prepare for future opportunities**
- ❖ Deliver **high-quality service** while operating departments **efficiently and effectively**
- ❖ Explore **cost-savings** and **revenue generation** to secure the financial future of the Town
- ❖ Ensure the Town is **prepared** to weather **economic fluctuations**
- ❖ Strategically plan for the **long-term success** of the Town

# Recommended Budget

Revenue Summary	FY23 Actual	FY24 Actual	FY25 Amended	FY26 Recommended
Ad Valorem Taxes	\$ 11,072,898	\$ 11,579,854	\$ 11,307,651	\$ 16,424,868
Other Taxes and Licenses	\$ 97,189	\$ 102,232	\$ 103,000	\$ 88,000
Parks and Recreation Revenue	\$ 274,137	\$ 370,075	\$ 290,000	\$ 320,000
Permits & Fees	\$ 196,075	\$ 237,578	\$ 150,000	\$ 125,000
Unrestricted Intergovernmental	\$ 6,769,083	\$ 6,591,949	\$ 6,920,000	\$ 7,057,880
Restricted Intergovernmental	\$ 33,204	\$ 32,904	\$ 34,000	\$ 35,700
Miscellaneous	\$ 76,753	\$ 84,377	\$ 30,064	\$ 24,500
Investment Earnings	\$ 1,037,326	\$ 1,656,563	\$ 1,520,000	\$ 1,007,354
Other Financing Sources	\$ 6,670,434	\$ 2,916,558	\$ 3,539,511	\$ 2,913,336
<b>Totals</b>	<b>\$ 26,227,100</b>	<b>\$ 23,572,090</b>	<b>\$ 23,894,226</b>	<b>\$ 27,996,638</b>

# Recommended Budget

Expense Summary	FY23 Actual	FY24 Actual	FY25 Amended	FY26 Recommended
Governing Body	\$ 114,173	\$ 118,423	\$ 119,950	\$ 130,610
Administration Department	\$ 1,048,188	\$ 1,125,096	\$ 1,096,410	\$ 474,182
Finance Department	\$ 383,717	\$ 396,779	\$ 454,891	\$ 419,997
Tax Department	\$ 298,035	\$ 330,033	\$ 395,129	\$ 384,726
Legal Department	\$ 83,539	\$ 83,668	\$ 82,000	\$ 86,000
Communication and Info. Tech Department	\$ 441,106	\$ 652,633	\$ 768,614	\$ 782,597
Human Resources Department	\$ 442,536	\$ 496,002	\$ 714,067	\$ 607,525
Operating Capital - Administration	\$ -	\$ 2,188,106	\$ -	\$ -
Other Financing Sources/Uses	\$ 5,472,343	\$ 3,136,908	\$ 3,055,327	\$ 6,259,206
Contingency	\$ -	\$ 250,000	\$ 250,000	\$ 250,000
Law Enforcement	\$ 3,774,808	\$ 4,238,473	\$ 4,659,494	\$ 5,522,280
Fire	\$ 2,163,608	\$ -	\$ -	\$ -

# Recommended Budget

Expense Summary	FY23 Actual	FY24 Actual	FY25 Amended	FY26 Recommended
Engineering Department	\$ 445,382	\$ 1,426,228	\$ 1,541,858	\$ 1,496,205
PW/Solid Waste Department	\$ 2,631,082	\$ 3,043,704	\$ 3,456,732	\$ 3,435,722
Public Works Department	\$ 1,629,872	\$ 2,219,576	\$ 2,038,781	\$ 1,903,082
PW/Facilities	\$ 509,640	\$ 857,632	\$ 2,487,996	\$ 1,995,928
Planning and Neighborhood Services	\$ 667,719	\$ 606,494	\$ 717,153	\$ 770,221
Code Enforcement	\$ 145,113	\$ 135,536	\$ 204,067	\$ 213,702
Community and Economic Development Department	\$ 30,000	\$ 30,000	\$ 119,500	\$ 120,183
Operating Capital - Public Works	\$ 226,240	\$ 558,184	\$ 202,657	\$ 55,000
Operating Capital - Planning	\$ -	\$ 24,990	\$ -	\$ -
Debt Service	\$ 2,276,565	\$ 1,916,556	\$ 1,875,448	\$ 1,888,336
Parks and Recreation Department	\$ 808,636	\$ 922,202	\$ 1,137,361	\$ 1,201,136
<b>Total Expense</b>	<b>\$ 23,592,302</b>	<b>\$ 24,757,223</b>	<b>\$ 25,377,437</b>	<b>\$ 27,996,638</b>

# Powell Bill

Revenue	FY23 Actual	FY24 Actual	FY25 Amended	FY26 Recommended
Powell Bill Funds	\$ 1,026,576	\$ 1,161,900	\$ 1,162,250	\$ 1,350,000
Investment Income	\$ 65,776	\$ 142,572	\$ 95,000	\$ 10,000
Fund Balance Appropriation	-	-	\$ 797,750	\$ 675,000
<b>TOTALS</b>	<b>\$ 1,092,352</b>	<b>\$ 1,304,472</b>	<b>\$ 2,055,000</b>	<b>\$ 2,035,000</b>

Expense	FY23 Actual	FY24 Actual	FY25 Amended	FY26 Recommended
Personnel	\$ 152,990	-	-	-
Operating	\$ 1,862,855	\$ 1,731,991	\$ 6,634,641	\$ 2,035,000
Capital	\$ 177,591	\$ 13,064	-	-
<b>TOTALS</b>	<b>\$ 2,193,436</b>	<b>\$ 1,745,055</b>	<b>\$ 6,634,641</b>	<b>\$ 2,035,000</b>



# Stormwater

Revenue	FY23 Actual	FY24 Actual	FY25 Amended	FY26 Recommended
Stormwater Revenue	\$ 1,572,351	\$ 1,626,423	\$ 1,625,000	\$ 1,625,000
Investment Income	\$ 2,109	\$ 3,128	\$ 1,500	\$ 1,500
Fund Balance Appropriation	-	-	\$ 1,149,704	\$ 2,240,295
<b>TOTALS</b>	<b>\$ 1,574,460</b>	<b>\$ 1,629,551</b>	<b>\$ 2,776,204</b>	<b>\$ 3,866,795</b>

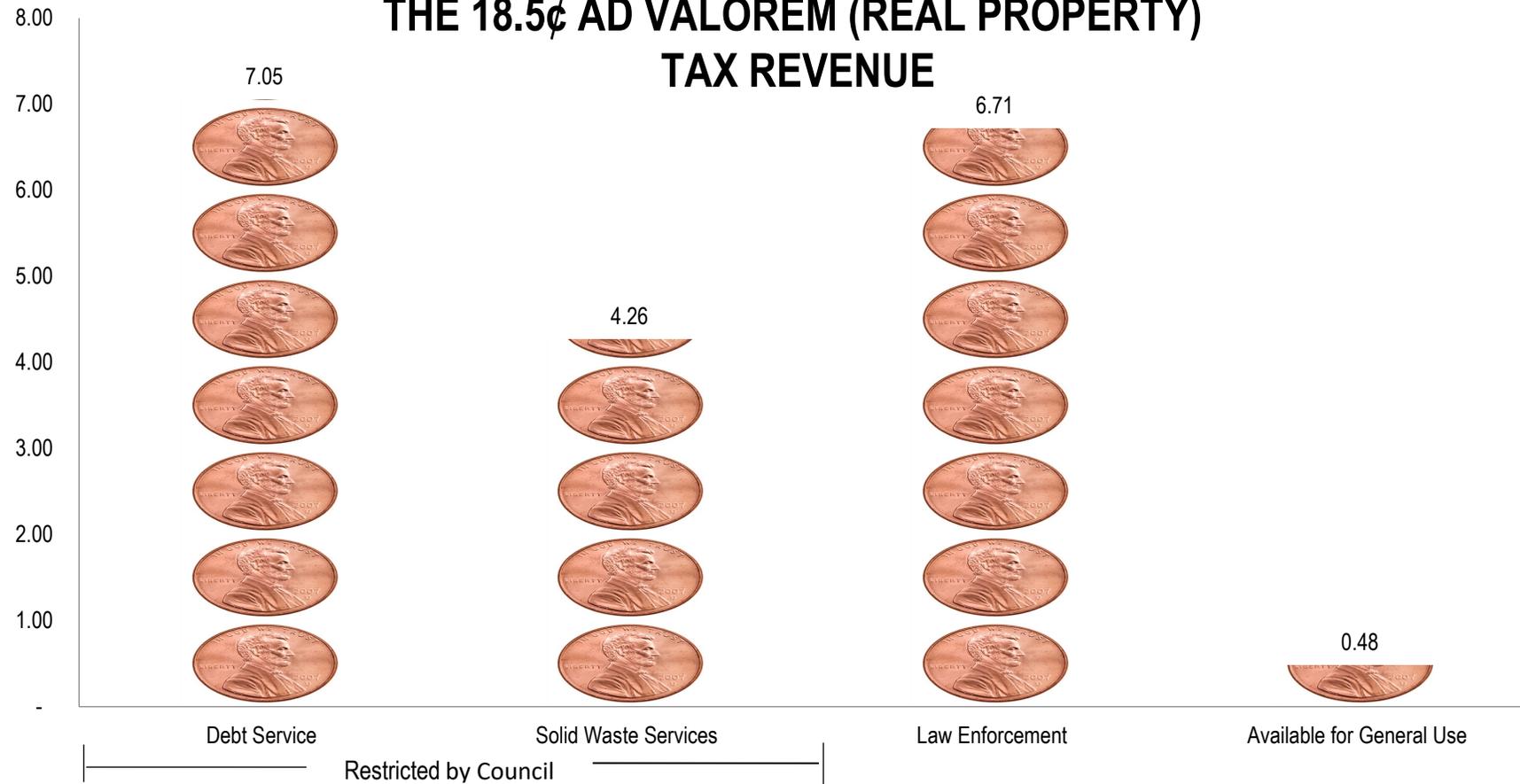
Expense	FY23 Actual	FY24 Actual	FY25 Amended	FY26 Recommended
Personnel	\$ 267,156	\$ 314,833	\$ 454,854	\$ 517,745
Operating	\$ 536,513	\$ 195,467	\$ 295,996	\$ 277,050
Capital	\$ 1,356,347	\$ 1,804,593	\$ 2,745,943	\$ 3,072,000
<b>TOTALS</b>	<b>\$ 2,160,016</b>	<b>\$ 2,314,892</b>	<b>\$ 3,496,793</b>	<b>\$ 3,866,795</b>



# Budget Highlights

## FISCAL YEAR 2025/2026 BUDGET

### ANALYSIS OF THE BUDGETED USE OF THE 18.5¢ AD VALOREM (REAL PROPERTY) TAX REVENUE



# Budget Highlights

The Town's Budget Includes Four Different Funds:

## General Fund

\$27,996,638

- Funds most of the Town's daily operations and is funded by property tax, sales, permits, rentals, and other fees.

## Debt Service/Capital Reserve

\$6,259,206

- **7.05 cents** of the tax rate is transferred to this account to pay bond debt and help fund approved capital projects. Current bond payments total \$1,888,336 per year.



# Budget Highlights

## Stormwater

\$3,866,795

- Funds must be used to address stormwater issues. There are two residential and one commercial rate.

## Powell Bill

\$2,035,000

- Provided by the State to municipalities based on the number of street miles maintained by the Town. Currently, the Town maintains approximately 80 miles. The funds must be used for transportation, such as street maintenance, sidewalks, etc.



# Budget Highlights

## ARPA Funds

- American Rescue Plan Act (ARPA) Funds were provided by the federal government to offset the effects of the COVID-19 pandemic.
- The Town chose to take the revenue replacement option to pay for the Sheriff's Office contract for three years with federal funds and use a portion for stormwater projects. This freed up surplus funds to be used for other projects.
- FY2025, the town fully obligated the remaining ARPA funds to Stormwater. The unrestricted interest funds earned in FY2026 will be allocated to the Community Center.



# Budget Highlights

## SCIF (State Capital Infrastructure Funds) \$10,000,000

- Provided by the NC General Assembly.
  - \$10,000,000 for transportation – **In Progress**
  - \$250,000 for parks and recreation – **Completed**
  - \$50,000 for economic development – **Completed**

## NC Regional Economic Development Reserve Fund \$250,000

- \$250,000 for parks and recreation (priority is pickleball)

These funds have been programmed for specific projects.



# Budget Highlights

## Tax Rate

- 18.5 cent per \$100 valuation

## Public Safety

- 3 additional positions (2 deputies, 1 sergeant)
- 18.52% increase over FY25
- 38 FTE
- Current contract expires 6/30/2025

## Transportation

- 74X Bus funded
- \$1M Old Monroe Road Improvements



# Budget Highlights

## Personnel

- 2% COLA, \$1,000 minimum
- 0 – 3% merit pool
- 16% decrease in health insurance cost
- Parental leave
- HRA reimbursement increase (\$1,000 to \$1,500)
- .75% increase to retirement (State required) Employees are required to contribute 6%
- 5% Contribution to 401K
- Position Reclass – Sr Accountant to Assistant Finance Director
- Merit pool and Social Security accounted for in department budgets



# Budget Highlights

## Equipment

	Item	Amount	General Fund	Stormwater
Streets and Drainage Crew(s)	Back Hoe	\$ 135,000.00	\$ 81,000.00	\$ 54,000.00
	Trailer	\$ 30,000.00	\$ 18,000.00	\$ 12,000.00
	Mini excavator	\$ 60,000.00	\$ 36,000.00	\$ 24,000.00
	Power Rake	\$ 15,000.00	\$ 9,000.00	\$ 6,000.00
	Broom Attachment	\$ 15,000.00	\$ 9,000.00	\$ 6,000.00
	5500 Dump Truck	\$ 125,000.00	\$ 75,000.00	\$ 50,000.00
Parks Crew	Mower	\$ 20,000.00	\$ 20,000.00	\$ -
	UTV	\$ 20,000.00	\$ 20,000.00	\$ -
	3500 Truck	\$ 85,000.00	\$ 85,000.00	\$ -
Buildings and Grounds Crew	Mower	\$ 20,000.00	\$ 20,000.00	\$ -
	Equipment Trailer	\$ 15,000.00	\$ 15,000.00	\$ -
	UTV	\$ 20,000.00	\$ 20,000.00	\$ -
Fleet	Vehicle Park and Rec (New)	\$ 55,000.00	\$ 55,000.00	\$ -
Facility	Community Room Upfit	\$ 150,000.00	\$ 150,000.00	\$ -
<b>TOTALS</b>		<b>\$ 765,000.00</b>	<b>\$ 613,000.00</b>	<b>\$ 152,000.00</b>



# Capital Projects



# Capital Projects

## 5-YEAR FUNDING PLAN

<b>Fiscal Year</b>	<b>Funds Needed</b>	<b>Current Powell Bill</b>	<b>Powell Bill Reserves</b>	<b>General Fund</b>	<b>State Funds</b>
<b>22/23</b>	<b>\$2.50</b>	<b>\$1.00</b>	<b>\$0.70</b>	<b>\$0.50</b>	<b>\$0.26</b>
<b>23/24</b>	<b>\$3.00</b>	<b>\$1.00</b>	<b>\$0.30</b>	<b>\$0.00</b>	<b>\$0.70</b>
<b>24/25</b>	<b>\$3.20</b>	<b>\$1.00</b>	<b>\$0.90</b>	<b>\$0.00</b>	<b>\$1.30</b>
<b>25/26</b>	<b>\$1.20</b>	<b>\$1.00</b>	<b>\$0.20</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>26/27</b>	<b>\$1.20</b>	<b>\$1.00</b>	<b>\$0.20</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total =</b>	<b>\$11.10</b>				

NOTE: (1) Pavement Condition Survey being performed next FY may require revisions

# Capital Projects

CAPITAL IMPROVEMENT PROJECTS								
	CHESTNUT SQUARE PARK (ACCESS ROAD)	IT COMPLETE STREET PH 1	HWY 74 MULTI-USE PATH/GREENWAY	CHESTNUT PARKWAY PH 1B & PH 3	IT COMPLETE STREET PH 2	CHESTNUT SQUARE PARK PH 2	PUBLIC WORKS FACILITY	MULTIGENERATIONAL COMMUNITY CENTER
<i>Anticipated Expenses:</i>					(NOT FULLY FUNDED)		(NOT FULLY FUNDED)	(NOT FULLY FUNDED)
Design	65,000	983,081	145,000	500,000	720,000	337,000		
Right of Way	150,000	2,500,000	250,000	1,018,000				
Construction	765,000	8,572,281	4,735,131	5,855,944		7,163,000	6,500,000	4,000,000
Utility Construction (Duke Energy)		5,000,000						
Streetscape amenities		50,000						
<b>Total Project Estimated Cost</b>	<b>\$980,000</b>	<b>\$17,105,362</b>	<b>\$5,130,131</b>	<b>\$7,373,944</b>	<b>\$720,000</b>	<b>\$7,500,000</b>	<b>\$6,500,000</b>	<b>\$4,000,000</b>
<i>Anticipated Revenues:</i>								
NC SCIF Grant - Capital Improvements	980,000	5,000,000				263,615		
Design - Town's portion (General Fund)		438,385	150,000			337,000		
Town Center Contribution		1,350,000						
Atrium Contribution		1,174,000						
Street Bond (2021)		1,142,000		1,828,000				
CRTPO Funding		7,950,977	3,992,000					
NC Department of Commerce Grant - 2018		50,000						
Town portion - Debt Service/Capital Reserve			743,131	2,049,045	720,000	2,007,000		
CRTPO Funding - Design (80%)			145,000					
CRTPO Funding - Right of Way (80%)			100,000					
Old Street Bond (2012)				1,481,346**				
Transportation Improvement Fund (Expended in phase 1)				587,400**				
Powell Bill Fund (Expended in phase 1)				2,200**				
Street Bond (2013)				1,182,419				
Fund balance Allocation				2,314,480		2,722,385	6,500,000	3,878,790
Park Bond (2019) - Construction						1,920,000		
Construction - Stormwater Fund						250,000		
<b>Total Anticipated Revenue</b>	<b>\$980,000</b>	<b>\$17,105,362</b>	<b>\$5,130,131</b>	<b>\$7,373,944</b>	<b>\$720,000</b>	<b>\$7,500,000</b>	<b>\$6,500,000</b>	<b>\$3,878,790</b>

NOTE: IT Complete Street Ph 2 is in early stages of design, total cost will be determined at later date.

\*\* Chestnut Parkway Ph 1B (\$2,070,946) is NOT reflective in "Total Costs of Transportation Projects"

**Total Costs of Transportation Projects = \$31,309,437**  
**Total Costs of Non-Transportation Projects = \$17,878,790**  
**Total Costs of All Projects = \$49,188,227**

Revised Publication: 5/6/2025



# Capital Projects

## Town Funded Projects

<b>PROJECT NAME</b>	<b>BUDGET COST</b>
<b>CHESTNUT PARK ACCESS ROAD</b>	<b>\$980,000.00</b>
<b>INDIAN TRAIL COMPLETE STREET</b>	<b>\$17,105,362.00</b>
<b>CHESTNUT PARKWAY PHASE 3</b>	<b>\$7,373,944.00</b>
<b>HWY 74/SOUTHFORK GREENWAY</b>	<b>\$5,130,131.00</b>
<b>CHESTNUT PARK PHASE 2</b>	<b>\$7,500,000.00</b>
<b>TOTAL OVERALL COSTS =</b>	<b>\$38,089,437.00</b>



# Capital Projects

## Unfunded Projects

PROJECT NAME	BUDGET COST
INDIAN TRAIL COMPLETE STREET PH 2	\$720,000.00
PUBLIC WORKS FACILITY	\$6,500,000.00
MULTIGENERATIONAL COMMUNITY CENTER	\$3,878,790.00
SIDEWALK CONNECTION PROJECTS	\$5,788,475.00
<b>TOTAL OVERALL COSTS =</b>	<b>\$16,887,265.00</b>



# Capital Projects

## Sidewalk Connectivity\*

<u>Sidewalk Projects</u>	<u>Location</u>	<u>Linear Feet</u>	<u>Square Yard</u> (5.0' width)	<u>Base Cost Estimate</u>	<u>Engineering/ Environmental</u> 25%	<u>Inspections Services</u> 20%	<u>Utility Relocation</u> 10%	<u>Rights of Way</u>	<u>Contingency</u> 40%	<u>NCDOT Admin</u> 10%	<u>Total Project Cost</u> FY2025
Unionville-IT Connection	Oakwood to By-Pass sidewalk	1500	833	\$450,000	\$112,500	\$90,000	\$45,000	\$0	\$279,000	\$97,650	\$1,074,150
IT-Fairview Connection	HWY 74 to Van Buren Ave	1500	833	\$184,000	\$46,000	\$36,800	\$18,400	\$0	\$114,080	\$39,928	\$439,208
Poplin Connection	Bonterra Blvd to Bonterra Village	2000	1,111	\$200,000	\$50,000	\$40,000	\$20,000	\$0	\$124,000	\$43,400	\$477,400
Sardis Connection	Sardis Drive to Brick Landing	2500	1,389	\$340,000	\$85,000	\$68,000	\$34,000	\$0	\$210,800	\$73,780	\$811,580
Wesley Chapel Connection	Brook Valley to Dresden Ct.	1000	556	\$143,000	\$35,750	\$28,600	\$14,300	\$0	\$88,660	\$31,031	\$341,341
Wesley Chapel Connection	Brook Valley to Pinewood Forest	1000	556	\$180,000	\$45,000	\$36,000	\$18,000	\$0	\$111,600	\$39,060	\$429,660
Waxhaw-IT Connection	Colton Ridge to Whispering Way	1800	1,000	\$300,000	\$75,000	\$60,000	\$30,000	\$0	\$186,000	\$65,100	\$716,100
Chestnut Connection	Harpers Run to Biggers Brook	2000	1,111	\$475,000	\$118,750	\$95,000	\$47,500	\$0	\$294,500	\$103,075	\$1,133,825
Faith Church Connection	Keppel Drive to Braeburn	600	333	\$91,000	\$22,750	\$18,200	\$9,100	\$0	\$56,420	\$19,747	\$217,217
Mill Grove Connection	Red Lantern to Crismark Dr.	200	111	\$62,000	\$15,500	\$12,400	\$6,200	\$0	\$38,440	\$13,454	\$147,994

NOTE: Overall cost has increased due to staff editing spreadsheet which adheres to CRTPO's Discretionary Fund Program's cost estimating formula.

TOTAL OVERALL COSTS = 5,788,475



# Next Steps

May 14

Budget  
available to  
the public

May 27

Budget  
Public  
Hearing

June 10

Budget  
Adoption





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**Mike McLaurin, Town Manager**

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