



Village of Marvin, North Carolina

Recommended Budget Fiscal Year 25-26

VILLAGE COUNCIL

Joe Pollino, Mayor
Kim Vandenberg, Mayor Pro-Tem
Jamie Lein, Councilmember
Bob Marcolese, Councilmember
Andy Wortman, Councilmember
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John Baresich, Councilmember

VILLAGE MANAGER

Christina L. Amos

FINANCE DIRECTOR

Jill Carilli

VILLAGE CLERK

Austin W. Yow

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BUDGET MESSAGE FOR FY25

To: Mayor and Village Council
Date: May 14, 2025
From: Christina Amos, Village Manager

Attached is the recommended FY26 budget for the Village of Marvin, which marks the 31st annual operating budget for the Village of Marvin. In accordance with § 159-26(b)¹, the operating budget breaks out relevant departments or municipal services and reflects the fund accounting structure as required by the N.C. Local Government Budget Fiscal Control Act.²

The recommended budget is \$3,549,671 which is a \$369,538 increase from the current year's adopted budget (12%), with just under \$200,000 of this increase representing appropriations from our Fund Balances (Savings Accounts) and Restricted Powell Bill funds for upcoming projects and road needs. The increase also allows for another large transfer to the Capital Project Fund to meet obligations for the Bonds Grove Church/Waxhaw Marvin Road Roundabout project.

Generally, Village staff is proposing a balanced budget that maintains current service levels without a significant increase in costs.

Revaluation of Real Property

The value of real property is reappraised by the Union County's Appraisal & Valuation Division of its Tax Department. In January 2025, Union County conducted its revaluation process of real property for the Village of Marvin. As of March 2025, the assessed valuation of real property is \$2,532,275,863, which is an increase in valuation of 64 percent over prior year's valued appraisal; much of the associated valuation increase is attributable to the increased demand driving up real estate prices since the COVID-19 Pandemic. Conservative real property tax revenue projections were made based on valuation figures from the Union County Tax Department. With this proposed balanced budget that includes a proposed tax rate decrease, Village staff estimates a \$150,965 increase in property taxes, based on revaluation estimates and a 99.9% percent collection rate.

Revenue-neutral tax rate:

In accordance with § 159-11(e), the Village is required to publish the revenue-neutral tax rate in the year of a reappraisal of real property, adjusted for growth. The revenue-neutral property tax rate is \$0.0516. Council may elect to adopt the revenue-neutral tax rate, which holds property tax revenue steady for FY26, elect to keep its current tax rate of \$0.08, or adopt a decreased tax rate for FY26. To achieve a revenue-neutral tax rate for the FY26 Operating Budget, \$280,000 had to be cut from departmental budget requests including allocations for various capital projects. Council directed staff to add \$53,250 of cut budget items (19% of initial cuts) be added back into the budget and directed staff to

¹ https://www.ncleg.gov/EnactedLegislation/Statutes/PDF/BySection/Chapter_159/GS_159-26.pdf

² https://www.ncleg.net/enactedlegislation/statutes/html/byarticle/chapter_159/article_3.html

account for inflation, resulting in an overall recommended tax rate of \$.0563 for FY26. This tax rate is a 30% reduction from the FY 24-25 tax rate.

The recommended budget is balanced, with a 2.37 cent tax decrease and no increase in Solid Waste fees. Since 2010, the Village has witnessed a surge of growth and tax rates remained relatively stable, increasing one cent in 2020 to fund an additional Law Enforcement officer, and two cents in 2025 to fund the Bonds Grove/Waxhaw Marvin Rd Roundabout and high inflation, causing increased operating costs. Even with these increases, the Village of Marvin retains the lowest tax rate within Union County amongst municipalities that own and maintain a roadway system.³ Additionally, NCGS§136-41.2 (b) prohibits municipalities under a \$.05/\$100 tax rate from participation eligibility.⁴

Revenue

The Ad Valorem tax (e.g., real property, personal property, and vehicle taxes) is a major source of the Village's revenue, representing 42% of total revenue. This is an 11% increase in ad-valorem. With new residential developments and voluntarily annexed properties; this number will slowly continue to rise with the construction of recently approved residential and commercial developments and the continual promotion of voluntary annexation. Revenues from unrestricted intergovernmental revenues (e.g., beer and wine tax, utility sales tax, and local option sales tax) represent 21% of total revenue and are projected to remain flat except for Sales and Use Tax where a slight decrease is anticipated due to a decreased Ad Valorem Tax Rate. Powell Bill dollars (representing just under 6% of the total budget) are expected to match what we received last fiscal year based on a marginal increase in funding. It is important to note that as additional roads are accepted from NCDOT and private developers, this revenue will increase slightly; however, the majority of Powell Bill funding is based off municipal population which remains relatively stable for Marvin.⁵ Permits and Fees represent 6% of the overall budget and include zoning and development permits and fees, reimbursable engineering costs; and a motor vehicle tag fee. Solid Waste revenues reflect 14.7% of the overall budget and include residential solid waste and disposal services for residents. There is no proposed increase in Solid Waste fees from the previous year. Investment revenues are projected to increase 29%, with additional investments in the North Carolina Capital Management Trust. Overall total revenue is expected to be just 1% higher than our FY25 amended budget.

Fund Balance: Like last year, there is a Fund Balance appropriation recommended for one-time expenditures on this year's budget for a total of \$50,000 in Unassigned Fund Balance. It is important to note that it is not uncommon for local governments to use Unassigned Fund Balance to pay for one-time expenditures. Conservative budgeting and fiscally prudent spending over the last few years have yielded growth in Marvin's reserves. Council has taken the stance to spend down/allocate some of its coffers, if considering any increases in tax rates, and therefore staff is recommending appropriation

³ <https://www.unioncountync.gov/home/showpublisheddocument/7507/638259869112270000>

⁴ [https://connect.ncdot.gov/municipalities/State-Street-Aid/Powell%20Bill/Powell%20Bill%20General%20Statutes%20\(State%20Street-Aid%20Allocation%20Law\).pdf](https://connect.ncdot.gov/municipalities/State-Street-Aid/Powell%20Bill/Powell%20Bill%20General%20Statutes%20(State%20Street-Aid%20Allocation%20Law).pdf)

⁵ <https://connect.ncdot.gov/municipalities/State-Street-Aid/Powell%20Bill/Participation%20Requirements.pdf>

of Unassigned Fund Balance of \$50,000 to fund a Master Plan for the Marvin Heritage District, that was pushed off from last Fiscal Year. Additionally, there are Fund Balance transfers of just over \$10,000 from Solid Waste reserves, \$11,000 from Streets as well as \$125,000 from Powell Bill Reserve funds.

Vision and Strategy

Per Council's strategic direction, the priorities, goals, and objectives that drove the decision-making process for the development of the FY26 operating budget are as follows:

Goals/Objectives:

- Continued facility maintenance and commitment to a 15-year amortization schedule of the new Village Hall facility.
- Continued commitment to dedicated communications resources for public education/awareness.
- Continued growth of a Capital Project Fund for the Bonds Grove Church/Waxhaw-Marvin Road Roundabout project.
- Continued operation of residential solid waste services with an additional bulk collection event at no increase to rate payers.
- Continued priority of public safety with an 8% increase for law enforcement coverage during peak times 7 days/week as well as additional off duty officers supplementing 1-2x per week for traffic control/speed mitigation.
- Funding approved projects on the General Fund Capital Improvement Plan.
- Continued service of third-party Certified Public Accountant to assure professional standards of fiscally sound operations and GAAP procedures are met, including yellow book audits⁶ for grants expended.
- Observe contingency of \$50,000 for overall budget for unexpected projects throughout the year.
- Funding for comprehensive update to the Parks and Greenways Master Plan
- Continue road preservation strategy by saving Powell Bill Funds in reserve for next Fiscal year road maintenance.
- Maintain competitive employee benefits package to include merit funding for high performing employees and a 3.5% Cost of Living Adjustment consistent with the Village's Personnel Policy; data from the NC League of Municipalities FY 25-26 Study⁷; and the US Bureau of Labor Statistic Consumer Price Index.⁸
- Increases in some employee benefits, property and liability premiums, and required participation of the NC Local Government Employee Retirement System.⁹
- Continue focusing on quality of life for Village residents with an increase in event planning AND an appropriation for Maintenance and Equipment Capital Reserve.
- Continued commitment to partner with Habitat Builders (formerly MARSH).

⁶ <https://www.gao.gov/yellowbook>

⁷ <https://www.ncml.org/media/5npnnwio/fy-25-26-ncml-ncacc-cola-and-merit-survey-results.pdf>

⁸ <https://www.bls.gov/news.release/cpi.nr0.htm>

⁹ <https://www.myncretirement.com/documents/files/resources/north-carolina-retirement-systems-laws-2023/open>

- Continued prioritization of adequate roadways and transportation infrastructure with allocations for Stormwater and Sidewalk repairs and maintenance.
- Other operational increases include grant matching funds; creation of a street trees program; a new community survey; Marvin Heritage District Master Planning consultant; and increases in various software.

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Budget Overview by Revenue Source and Functional Area

The following is a summary of the balanced FY26 Recommended Budget for the Village of Marvin's General Fund.

Revenues by Type	Budgeted FY 25-26
Ad Valorem Taxes	\$1,499,367
Unrestricted Intergovernmental	\$ 757,441
Restricted Intergovernmental (Powell Bill)	\$ 210,000
Permits and Fees	\$ 217,500
Sales and Services	\$ 31,980
Investment Earnings	\$ 110,000
Fund Balances (Multiple)	\$ 196,634
Solid Waste	\$ 521,250
Miscellaneous	\$ 5,500
Total Revenue	\$3,549,672

Expenditures by Type	Budgeted FY 25-26
General Government	\$ 1,012,654
Planning & Zoning	\$ 328,880
Public Safety	\$ 297,000
Transportation	\$ 638,977
Culture and Recreation	\$ 220,155
Solid Waste Services	\$ 521,884
Public Works	\$ 480,122
Contingency	\$ 50,000
Total Expenditures*	\$3,549,672

*Transfers included in total expenditures presented (see next table for specific amounts)

Transfers	Proposed in Expenditures
Greenway Capital Project Fund	\$ 25,000
Fund Balance Assigned for Streets	\$ 20,000
Capital Project Ordinance-Bonds Grove Church/Waxhaw Marvin Roundabout	\$266,584
Powell Bill Reserves	\$ 21,037

The Village of Marvin also has several grant and capital projects, which are authorized by project ordinance, with appropriations made by Council to the following capital project funds:

Project Name	Project Authorization	Balance Available
Farmer's Market	\$ 25,000	\$25,000
Greenways and Trails	\$331,700	\$117,173
Roundabouts (BG/WM)	\$320,115	\$320,115
Village Hall Park	\$750,000	\$700,000
CRTPO Loop Project	\$1,550,000	\$1,475,000
Special Project Grant: SCIF	\$150,000	\$100,000
Special Project Grant: VH Park	\$250,000	\$200,000
Special Project Grant: StRAP	\$300,000	\$300,000

Capital Project Fund Balances are estimates as of May 2025.

A public hearing to receive resident input on the recommended FY26 General Fund Budget is set for 6:00 pm at Marvin Village Hall, located at 10006 Marvin School Road, Marvin, NC 28173 on May 29, 2025. A copy of the FY26 Recommended Budget will be available for inspection with the Village Clerk at Village Hall and on the Village's website at www.marvinnc.gov.

I wish to express my thanks to the Mayor and Village Council for their support, leadership, and recognition of all Village employees who have accomplished so much this past year. It is our goal as staff to promote an optimal quality of life for Marvin residents and we graciously appreciate the opportunity to serve. Please let me know if I can be of any further assistance as you review this proposal.

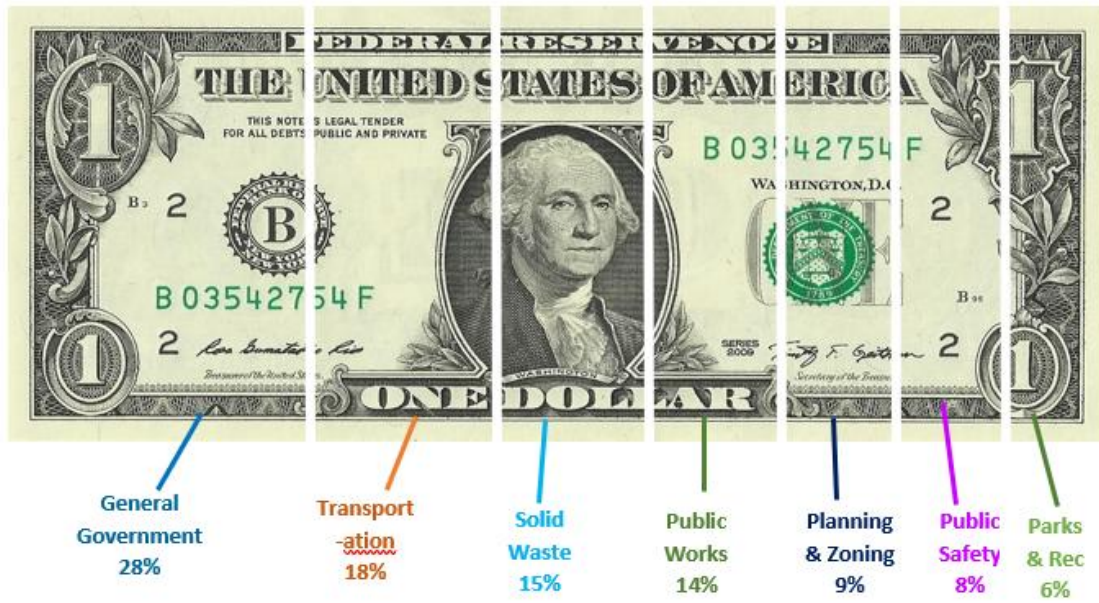
Respectfully submitted,



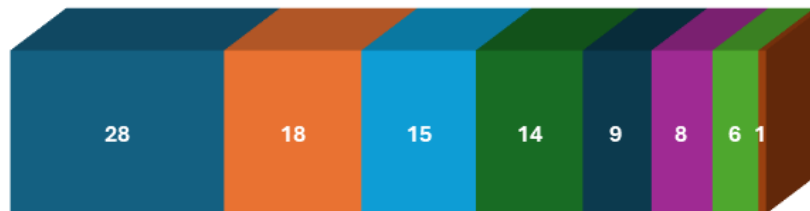
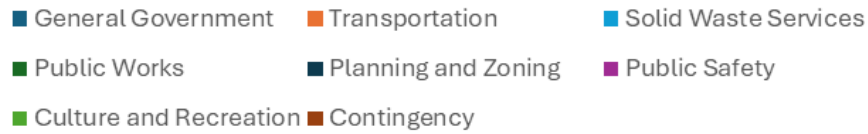
Christina L. Amos
Village Manager, ICMA-Credentialed Manager

How a Dollar is Divided by Functional Area

PERCENTAGE OF A DOLLAR



CENTS PER DOLLAR



ABOUT MARVIN

The Village of Marvin, in Union County, North Carolina was incorporated under the North Carolina General Statutes on July 1, 1994. Per the U.S. Census and as of 2020, the Village of Marvin's population was approximately 6,358.

The Village of Marvin is a Council-Manager form of government and is governed by an elected Mayor and six-member council, with our sixth member added during the 2023 election. The most updated Village Council meeting schedule can be found online at marvinnc.gov. Regular and special meetings are open to the public.

PROPERTY TAX RATES

Fiscal Year	Approved Tax Rate
1994 - 2001	2.5 cents
2002 - 2005	5.17 cents
2006 – 2019	5.00 cents
2020 – 2023	6.00 cents
2024	8.00 cents
2025	5.63 cents

How are your Property Taxes Calculated? An Example:

Market Value	\$1,000,000
Divided by \$100 increment	\$ 10,000
Multiplied by the Real Property tax rate	<u>.0563</u>
Village property taxes due	<u>\$ 563.00</u>

Union County assesses real property at 100 percent of estimated market value. In accordance with NCGS § 159-11, a revaluation of real property is required at least every eight years. Union County's most recent revaluation was conducted on March 1, 2025.

The Union County Tax Department is responsible for real and personal property assessments for the Village each year. Once the tax base is certified by the Union County Board of Commissioners, the bills are printed, mailed and the collection process begins. The Village of Marvin's tax collection function was transferred to Union County on July 1, 2021. Therefore, Union County will collect all taxes on behalf of Marvin and remit collections to the Village monthly.

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Village of Marvin Official Zoning Map

Adopted May 14, 2024

LEGEND

-  Marvin Village Limit
 Surrounding Municipal Jurisdictions
 Unincorporated Union County
 2024 County Tax Parcels
 Common Open Space
 Roads
 Centerlines of Streams / Rivers
 Water Bodies
 Flood Zone
 Wetlands Identified by USFWS

PRIMARY GENERAL USE DISTRICTS

- Rural Residential (RR)
- Single-Family Residential (SFR-1)
- Single-Family Residential (SFR-2)
- Single-Family Residential (SFR-3)
- Main Street (MS)
- Civic (CIV)
- Mixed Use (MU-1)
- Mixed Use (MU-2)
- NC Highway 16 Commercial District (C-16)
- Vehicle Service and Repair (VSR)
- Industrial (IND)

HERITAGE DISTRICT
OVERLAY

-  Heritage District Eligible Boundary (HD)
 -  Heritage District - Residential Only (HD-RO)
 -  Heritage District - Commercial Only (HD-CO)
 -  Heritage District - Civic (HD-Civic)
 -  Heritage District - Mixed Use (HD-MU)

OVERLAY DISTRICTS

 -  Traditional Neighborhood Development Overlay (TNDO)
 -  Scenic Corridor Overlay (SCO)
 -  Heavy Industry Overlay (HIO)
 -  Mini Farm Overlay (MFO)
 -  Manufactured Home Overlay (MHO)

INDIVIDUAL CONDITIONAL DISTRICTS

- Courtyards at Marvin (ICD-CM)
- Amber Meadow (ICD-AM)
- Marvin Gardens (ICD-MG)



Disclaimer: This map was compiled from existing Union County property parcel maps as of March 7, 2024 for the sole purpose of presenting information on Zoning District boundaries of the Village of Marvin, NC. This map is not to be used for the transfer of property, easements, or conveyances.