

Item Title: Resolution of Amendment and Confirmation of Reassessment for Banks Pointe Subdivision Road Improvements

Specific Action Requested:

That the Board of Commissioners adopts the Resolution of Amendment and Confirmation of Reassessment for Banks Pointe Subdivision Road Improvements.

Item Summary:

Purpose: In accordance with North Carolina General Statute 153A-185 and 153A-195, the Board of Commissioners confirms assessments against any properties or lots that have benefited from improvements financed by the County.

Background: On March 19, 2018, the Board of Commissioners conducted a public hearing to confirm the preliminary assessment roll for 89 properties in the Banks Pointe Subdivision that benefited from road improvements financed by the County. The road improvements, which were completed late last year, allowed the roads to be accepted into the NCDOT maintained highway system.

Since that time the County has started collection of the assessment from each property owner. The assessment was based on the total project cost incurred by the County, then divided equally among all 89 property owners.

Subsequently, staff determined that several contractual encumbrances for design and construction of the project did not have to be expended. This reduced the total project cost from \$863,674 to \$837,814, resulting in a \$290.56 credit to each property owner's assessment. This correction is prompting the need for an amended resolution and assessment roll.

Board Goal: This action supports routine County operations.

Fiscal Impact: A \$290.56 credit or reimbursement will be issued to each account as this cost was never incurred by the County for the project. There is no impact on the County budget.

Additional Information:

When the Banks Pointe subdivision roadway repairs were completed earlier this year, the total project cost, inclusive of engineering fees, construction and miscellaneous expenses, was originally determined to be \$863,674. This figure was used to calculate the assessment for each of the 89 properties, which equated to \$9,704.20 per lot. This amount per lot was confirmed in the assessment roll adopted by the Board of Commissioners on March 19, 2018.

Since that time the County has started collection of the assessment on each property. To date, 28 property owners have chosen to pay their assessment in full without any finance charge while the others have opted to finance the assessment over a 10-year term by annual payment inclusive of a 3.5% finance charge.

During recent closeout of design and construction contracts for the project, the following reconciliation items were discovered: several contract encumbrances were not needed to be paid out; sales tax which is not paid by the county had to be excluded from the total project cost; and various miscellaneous expenses were reconciled. This resulted in a reduction of the total project cost from \$863,674 to \$837,814, which equates to a \$290.56 credit or reimbursement to each property owner's assessment.

Upon adoption of the Amended Resolution, the Revenue Department will initiate the necessary steps to either reimburse those accounts that are already paid in full, or credit those that are financing over the 10-year term. The Amended Resolution includes the revised total project cost as (Exhibit B) and an amended assessment roll listing each property (Exhibit A).

Property owners have been notified of today's meeting and the action being considered.

Attachments:

1. Amended Resolution and Assessment Roll