

County Financing for Subdivision Roadway Improvements

Growth, Land Use & Environment Committee
March 12, 2018



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Overview / Update

- Banks Pointe Subdivision
- Mallard Crossing Subdivision
- Rose Hall Subdivision

Project Complete
Petition Received
Petition Received



Banks Pointe Subdivision

Before



After



Project Costs

- The project estimate was \$963,000
- The final project cost is \$873,674
- This equates to \$9,816.56 per lot

Update / Next Step

- NCDOT Board of Transportation accepted the roads into the state maintained highway system on March 7, 2018
- The Board of Commissioners will conduct a public hearing to consider approval of the special assessment at their March 19th Board meeting

A map of Wake County, North Carolina, is shown in a dark blue color. A specific subdivision within the county is highlighted in a lighter shade of blue. The title 'Mallard Crossing Subdivision' is centered over this highlighted area.

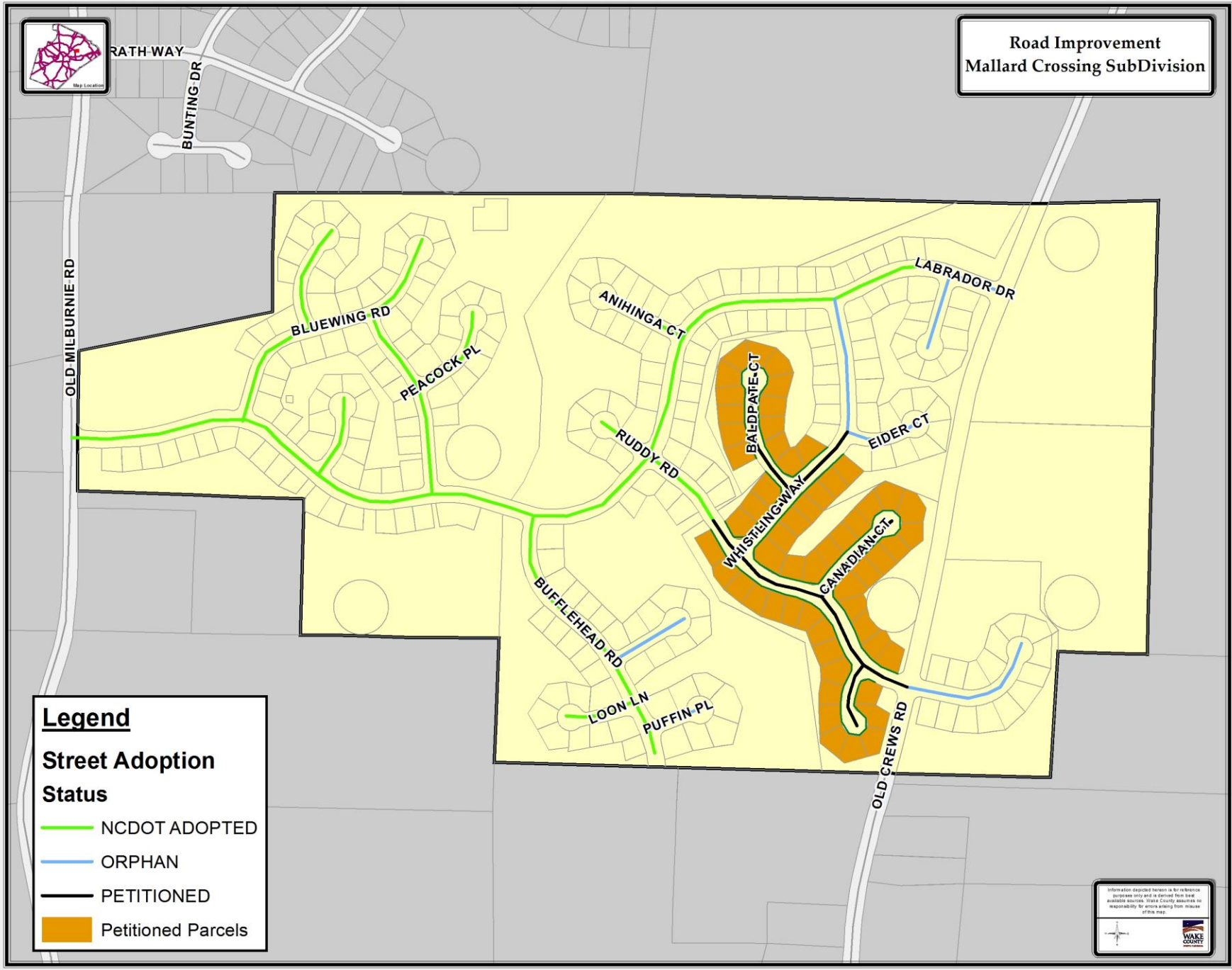
Mallard Crossing Subdivision

Overview

- Recorded in five phases from 1987 To 1996 (282 lots)
- Only a portion of the subdivision is seeking County financing (58 lots)
- Developer failed to turn the roads over to NCDOT
- Total estimated cost to repair is approx. \$420,000



Road Improvement Mallard Crossing SubDivision



Legend

Street Adoption Status

- NCDOT ADOPTED
- ORPHAN
- PETITIONED
- Petitioned Parcels

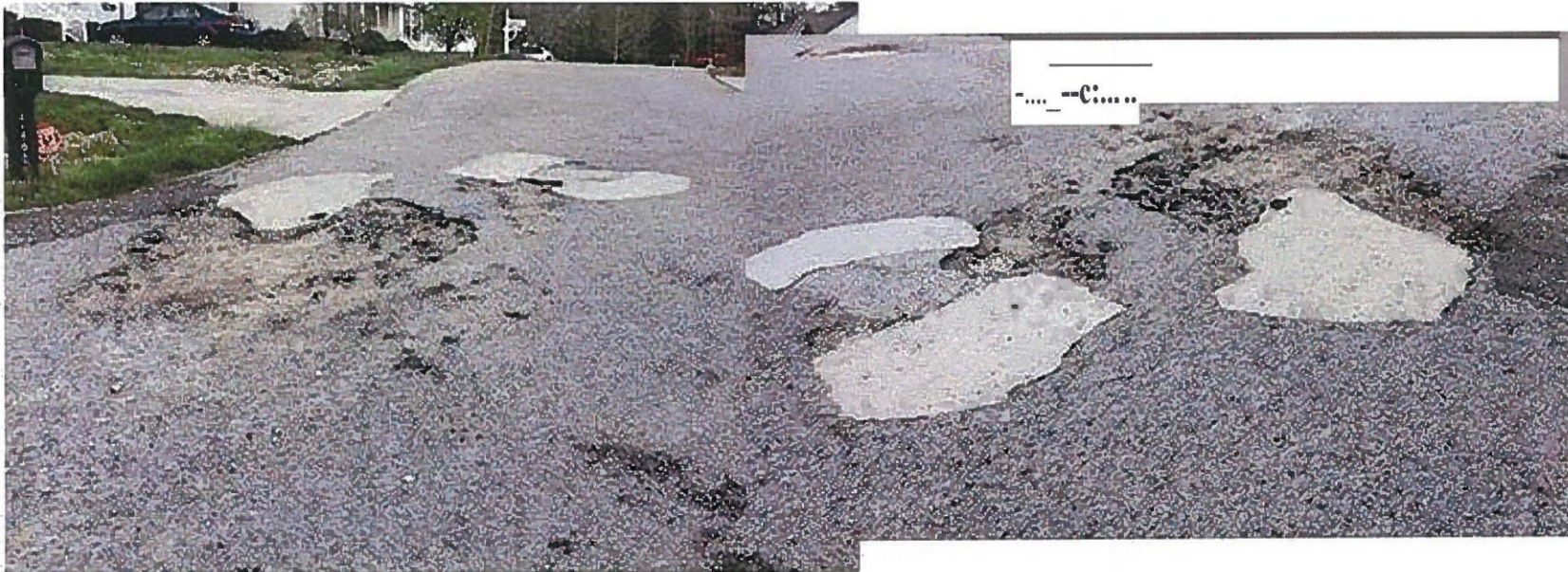
Information depicted herein is for reference purposes only and is derived from best available sources. Wake County assumes no responsibility for errors arising from misuse of this map.



Mallard Crossing Subdivision




Canadian Ct-Mallard Crossing Subdⁿ1v1son



Petition

- Petition meets the guidelines of the County policy except for the project cost estimate
- Guidelines recommend that the estimate be prepared by an qualified engineer
- Petition achieved in excess of 75% property owners supporting the special assessment per state law (45 of 58 property owners)
- Staff conducted a community meeting

Project Costs



| | |
|-------------------------------------|----------------|
| Construction | \$310,000 |
| Contingency | \$62,000 |
| Engineering: Design, Project Admin. | \$40,000 |
| <u>Geotechnical Services</u> | <u>\$8,000</u> |
| Estimated Project Total | \$420,000 |

Summary

- The Community has met the 75% petition requirement per NCGS
- Total cost estimate is \$420,000 (not an engineer's estimate)
- Approx. cost per lot = \$7,241 (58 lots)
- State law allows the Board to consider financing up to 10 year term
- No funding in FY18 Budget

Next Steps

- Two step process for the Board of Commissioners to consider financing the project(s)
 - One meeting to consider Preliminary Assessment Resolution
 - Second meeting is a public hearing to consider the Final Assessment Resolution
- If approved, County facilitates design, construction and acceptance of roads by NCDOT
- Property assessments start after the roads accepted by NCDOT



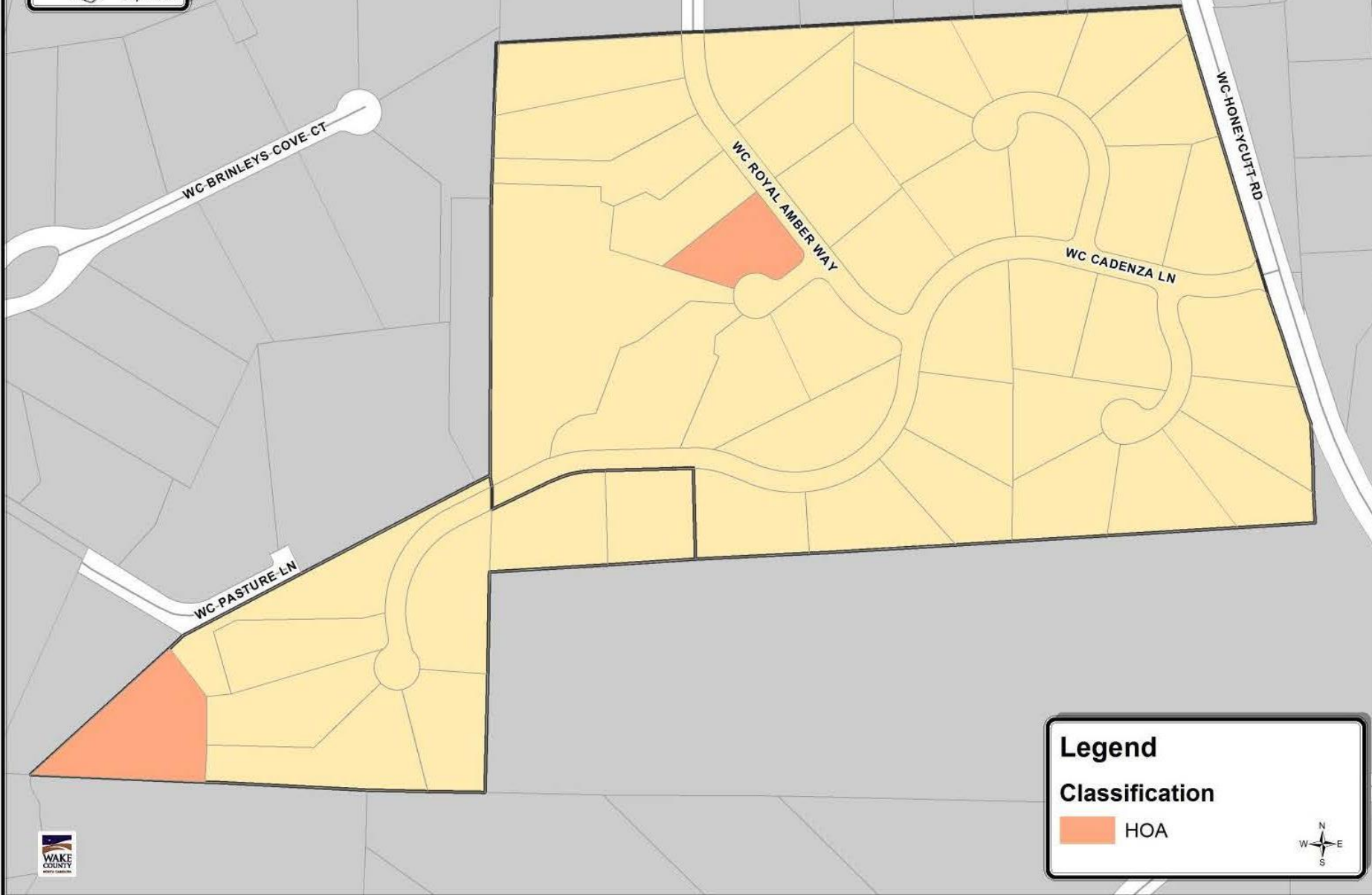
Rose Hall Subdivision

Overview

- Recorded in two phases from 2007 to 2009 (43 lots)
- The entire subdivision is seeking County financing
- Developer failed to turn the roads over to NCDOT
- Total estimated cost to repair is approx. \$707,000



Rose Hall Subdivision



Legend

Classification

HOA




Rose Hall Subdivision



Petition

- Petition meets the guidelines of the County policy
- Project estimate was prepared by a qualified engineer
- Petition achieved in excess of 75% property owners supporting the special assessment per state law (36 of 43 property owners)
- Staff conducted a community meeting

Project Costs



| | |
|-------------------------------------|----------------|
| Construction | \$507,900 |
| Contingency | \$101,600 |
| Engineering: Design, Project Admin. | \$90,000 |
| <u>Geotechnical Services</u> | <u>\$7,500</u> |
| Estimated Project Total | \$707,000 |

Summary

- The Community has met the 75% petition requirement per NCGS
- Total cost estimate is \$707,000 (prepared by an engineer)
- Approx. cost per lot = \$16,442 (43 lots)
- State law allows the Board to consider financing up to 10 year term
- No funding in FY18 Budget

Next Steps

- Two step process for the Board of Commissioners to consider financing the project(s)
 - One meeting to consider Preliminary Assessment Resolution
 - Second meeting is a public hearing to consider the Final Assessment Resolution
- If approved, County facilitates design, construction and acceptance of roads by NCDOT
- Property assessments start after the roads accepted by NCDOT

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