

Mallard Crossing Subdivision

Petition for Special Assessment for Subdivision Road Improvements

Wake County Board of Commissioners
May 6, 2019



Wake County Water, Sewer & Road Financial Policy

- Policy was adopted in April 2015 and revised in January 2019
- Used to determine when the County should consider public financing of critical community infrastructure projects
 - Subdivision roads (orphan roads)
 - Private water systems that have failed
 - Private sewer systems that have failed

Mallard Crossing Subdivision

- Built in five phases from 1984 - 1997 (280 total lots)
- Developer failed to turn portions of the roads over to NCDOT upon completion
- Roads not in the maintained highway system need repair for acceptance by NCDOT
- Total estimated cost to repair the roads is \$420,000

Mallard Crossing Subdivision

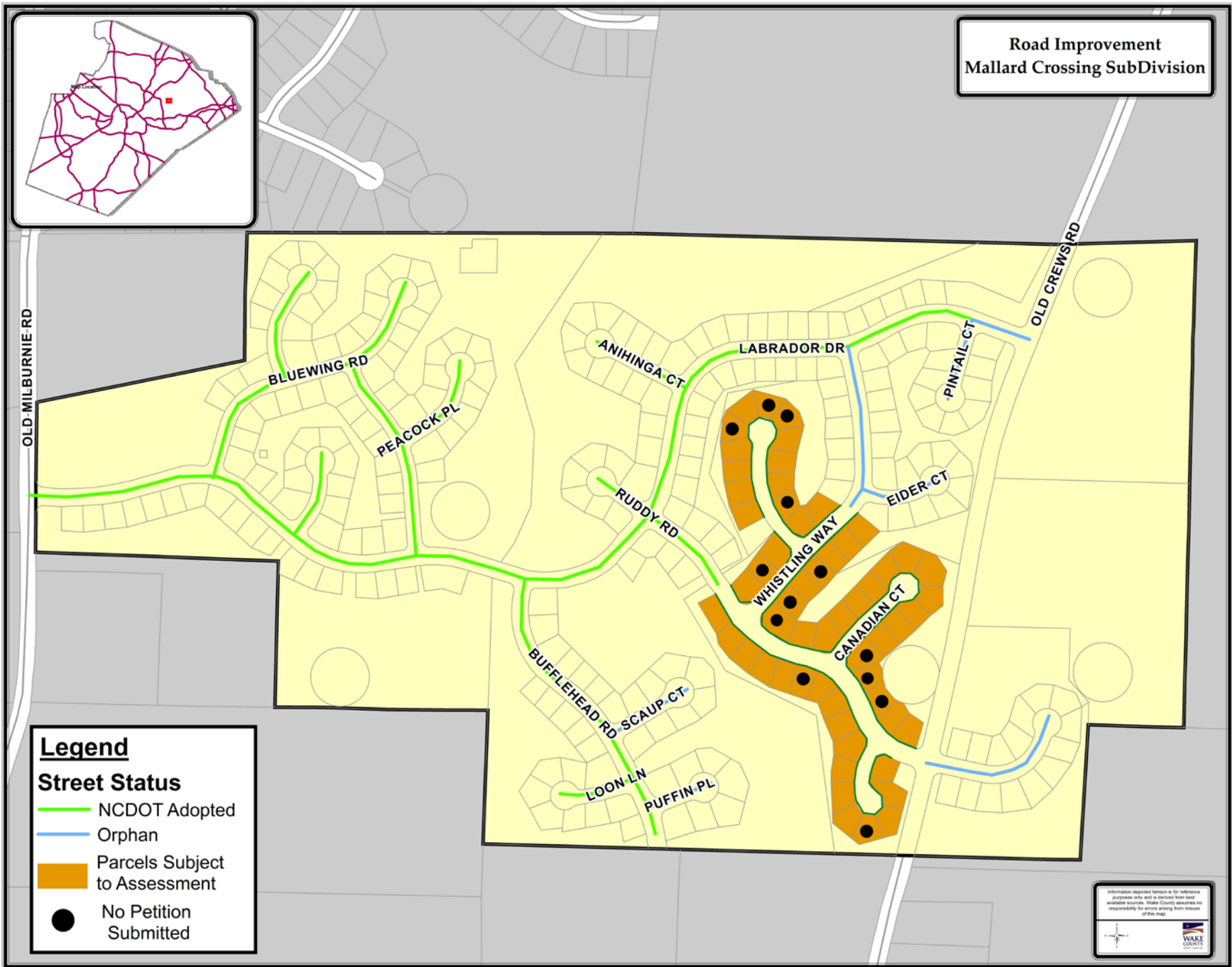


Mallard Crossing Subdivision



Petition

- Petition was submitted to the County in January 2018
- Petition includes some (not all) of the orphan roads in the subdivision
- 58 lots are subject the petition request
- Petition meets statutory requirements
 - Signed by at least 75% of the property owners who represent 75% of the lineal frontage of road
- 45 of the 58 property owners signed the petition



Community Meetings

- February 15, 2018
- February 27, 2019



Outreach and Resident Feedback

- Mailings to all properties for community meetings
 - Feb 2019 letter prompted 1 original signer to indicate he is now opposed
- New petitions prepared for new property owners Feb 2019
 - Neighborhood leaders engaged owners, 4 properties signed
- Mailing to non-signers with information, petition, comment sheet
 - 2 non-signers returned comment sheet stating opposition
 - 1 submitted signed petition and indicated support

Project Cost Estimate

Construction	\$292,000
Engineering Design and Construction Administration	\$48,000
Geotechnical Services	\$10,000
Contingency 20%	\$70,000
Estimated Project Total	\$420,000

Financing Terms

Estimated Cost / Lot	7 Yr. Term
Loan Amount	\$7,241
Annual Payment*	\$1,143
Total Payment	\$8,004

*Approximate: Includes 3.5% monthly interest on the principal balance

Special Assessment

- The total project cost is spread equally among all property owners
- Assessment starts at the completion of the project
- Property owners can pay the assessment up front without finance charge or finance over a seven (7) year term
- Assessments stay with the property during land transfer unless paid at closing
- If a financial hardship can be demonstrated, alternate payment arrangements may be considered by the Revenue Director

Next Steps, if approved

1. The County will manage the project like any other CIP project
2. Roads are turned over to the NCDOT
3. The Board conducts a public hearing and considers adoption of the assessment roll
4. Assessment roll turned over to Revenue for collection of the assessments (Fall 2020)

Staff Findings

- The community has met the minimum 75% petition requirements per NCGS
- Alternate solutions to repair the roads are not viable/reasonable
- Today's public hearing was advertised and each property owner mailed a notification letter

Public Hearing

Staff Recommends Approval

That the Board of Commissioners:

- Adopts the Final Assessment Resolution
- Appropriates \$420,000 to the Water, Sewer & Road Improvements Division of the Economic Development element within the County Capital Fund to increase the available budget for Road Improvements.