

# Public Hearing and Other Actions to Proceed with Crooked Creek Subdivision Road Improvements

Wake County Board of Commissioners  
October 7, 2019



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# Background: Crooked Creek & West Oaks

West  
Oaks



Hilltop Needmore

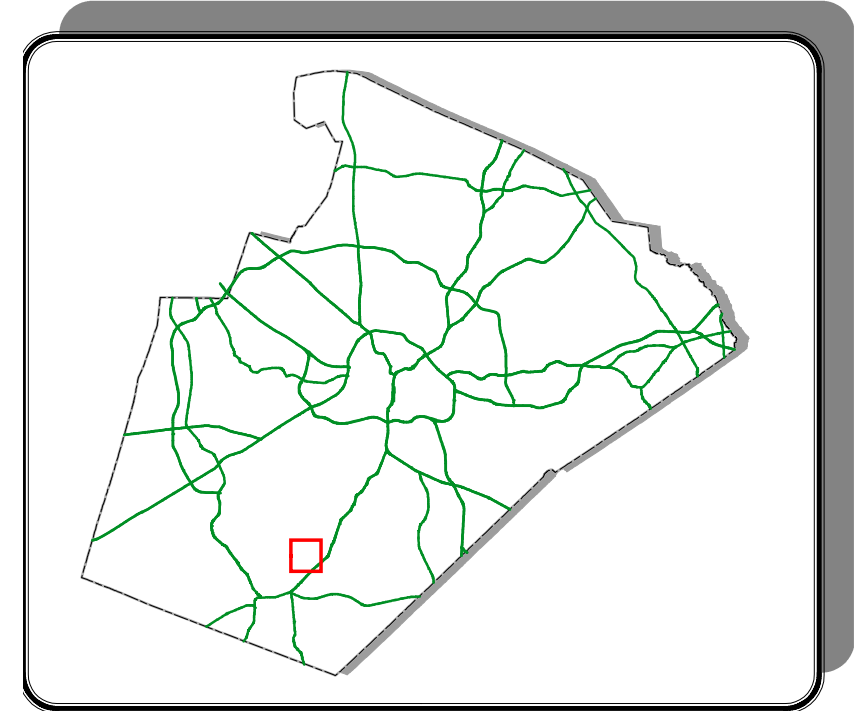
Johnson Pond

## Legend

- Orphaned Roads
- Properties Subject to Petition

Information depicted hereon 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.

Crooked  
Creek

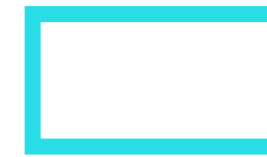
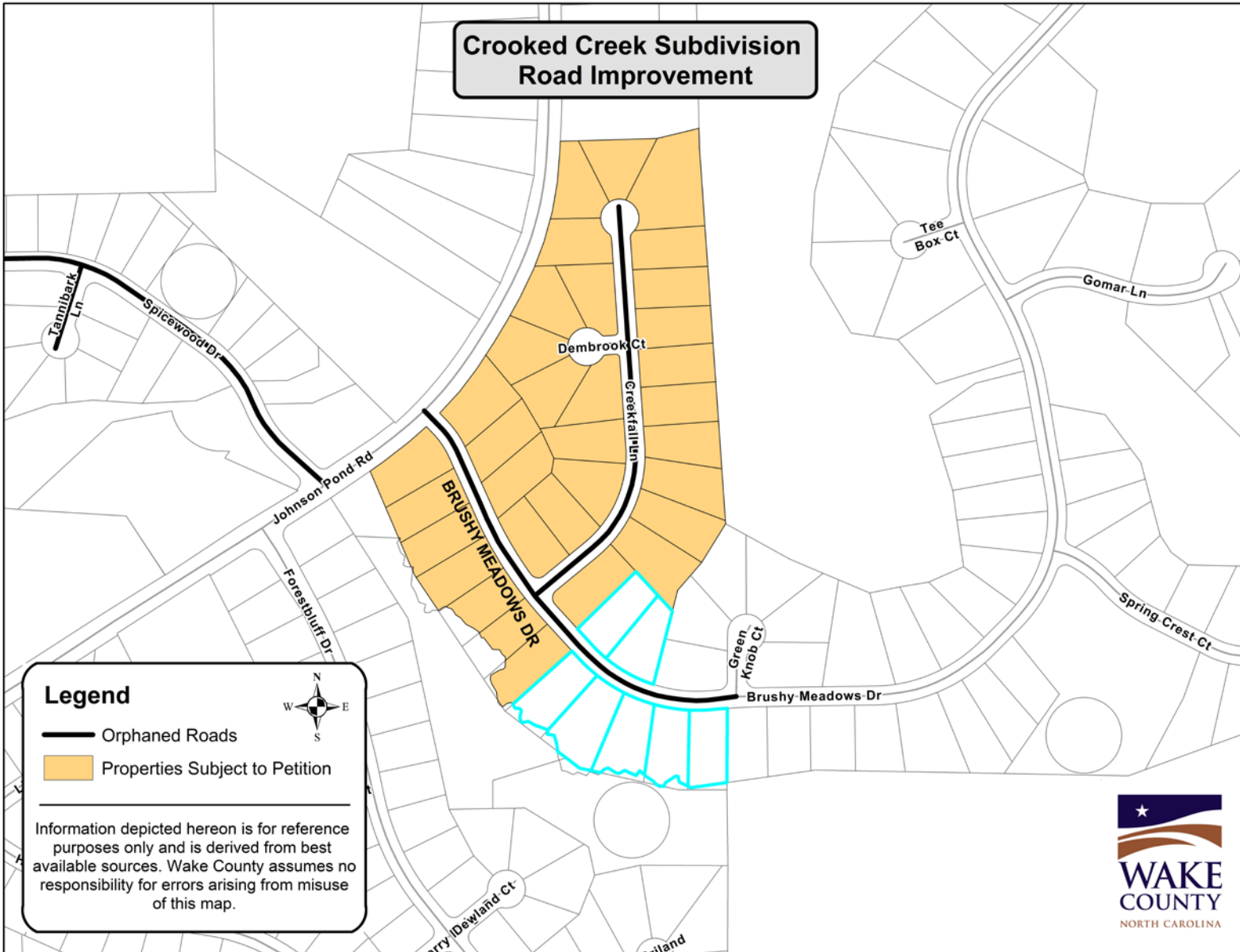


# Background

- All public roads within County's planning jurisdiction is NCDOT maintained.
- NCDOT accepts roads into its system once a certain % of subdivision is built out.
- Sometimes developers fail to turn the roads over to NCDOT.
- Deteriorated "orphaned" roads must be brought up to NCDOT standards before the state will accept them.

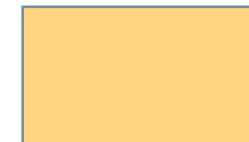
# Wake County Water, Sewer & Road Financial Policy

- 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



Lots included in the petition circulated.

Residents circulating the petition eliminated 7 lots from the project in order to achieve 75% signatures required.



These lots represent the final project with lots subject to assessment

# Crooked Creek Subdivision

- Several sections of the subdivision have orphan roads.
- 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.

# Crooked Creek Petition

- Petition was submitted to the County in July 2019.
- Petition includes some (not all) of the orphan roads in the subdivision.
- 26 of the 33 property owners signed the petition.
- Petition meets statutory requirements.
  - Signed by 79% of the property owners who represent 76% of the lineal frontage of road







# Crooked Creek Project Cost Estimate

|   |                  |
|---|------------------|
| Construction  | \$155,950        |
| Engineering Design and<br>Construction Administration | \$37,500         |
| Geotechnical Services                                 | \$2,250          |
| Contingency 20%                                       | \$15,600         |
| <b>Estimated Project Total</b>                        | <b>\$211,300</b> |

The County currently has available revenues reserved for financing water, sewer, and road projects

# Crooked Creek Sample Financing Terms

| Cost Per Lot    | 3Yr. Term |
|-----------------|-----------|
| Loan Amount     | \$6,403   |
| Annual Payment* | \$2,215   |
| Total Payment*  | \$6,646   |

\*Includes 3.5% Interest Rate

# 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 three (3) 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 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 minimum 75% petition requirements per NCGS has been met.
- 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



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# Staff Recommends Approval

That the Board of Commissioners:

1. Adopts the Crooked Creek Final Assessment Resolution;
2. Appropriates an additional \$211,300 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.