

Crooked Creek Subdivision

Public Hearing and Confirmation of Special
Assessments for Subdivision Road Improvements

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Background

- All public roads within County's planning jurisdiction are 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

Crooked Creek Subdivision

- This phase built early 2000's
- Developer failed to turn portions of the roads over to NCDOT upon completion
- HOA developed the estimate; County developed petition
- Total estimated cost to repair the roads was \$211,300

Petition & Action

- 31 of the 40 property owners signed the petition
- Board of Commissioners approved the project January 6, 2020
- Construction Summer 2020
- Accepted into NC DOT system April 2021

Crooked Creek Subdivision Before



Crooked Creek Subdivision After



Crooked Creek Subdivision Costs

Project Activity	Cost
Design	\$53,744
Construction	\$125,223
Total	\$178,966

- Actual costs are ~\$32,300 under cost estimate in the petition signed by owners

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Assessment

Next Steps

Special Assessment

- The total project cost is spread equally among all property owners
- 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 Tax Administrator

Financing Terms

Cost Per Lot	3 Yr. Term
Loan Amount	\$4,474.16
Annual Payment	\$1,491
Total Payment*	\$4,643.80

*Includes 3.5% Interest Rate

Summary

- Property owners were mailed notice of today's public hearing
- The preliminary assessment roll was made available at the Clerk's office and on the county's website
- Property owners will be mailed a notice with next steps for payment
- Wake County Tax Administrator will publish notice of confirmation of the assessment roll
- For those paying annually, first installment is due August 1st

A stylized, light blue map of Wake County is centered on a dark blue background. The map shows the county's irregular shape with various indentations and protrusions.

Public Hearing

Suggested BOC Motion

That the Board of Commissioners:

- Holds a public hearing and confirms the Resolution Declaring Cost and Preliminary Assessment Roll and Confirmation of Assessments for Crooked Creek Subdivision Road Improvements for Acceptance into the NC Department of Transportation Maintained Highway System; and
- Directs County staff to continue receiving public comment on this item until Tuesday, May 18, 2021 at 5:00pm, and to place this item on the agenda of the June 7, 2021 Board meeting.