

APPENDIX A

SUMMARY OF SERVICES, COSTS, AND REVENUES

Name of Area: Bobcat Facility / 2246 Angelia M Street

(North of NC HWY 24 on the corner of Whitehead Road and NC HWY 24)

Assumed Effective Date: June 24, 2024

BUILD OUT ASSUMPTIONS

This project involves constructing a new sales and service facility for a light construction equipment dealer. This facility will include a one-story building, parking areas, and necessary infrastructure.

CITY SERVICES

Dependent on annexation, the City would provide the following services:

Fire Department

Fire Protection Services- The Fayetteville Fire Department's Planning and Research Division completed its Annexation Evaluation Form on January 22nd, 2024. The Fire Department would provide emergency response and inspections from Station #1, which is within the department's standard response time. There would be no additional costs associated with serving this area, but the department could potentially generate revenue from triennial fire inspections based on the property's occupancy size. The annexation wouldn't cause any additional problems for the Fire Department under the current use of the property.

Debt Assumption- A notice of a petition to annex was sent to the Vander Rural Fire Department, which currently services 2246 Angelia M Street. NCGS 160A-31.1 requires that the city annually pay a proportionate share of any payments due on any debt (to include principle and interest) relating to facilities or equipment of the department if the debt existed at the time of submission of the petition for annexation to the city. The Vander Rural Fire Department has responded and their certification of outstanding debt has been attached to this appendix. The city will be required to pay a percentage of the assessed valuation of the annexed area divided by the assessed value of the entire rural fire district. This payment schedule will have to be reviewed by the Local Government Commission before any payment is made.

Fire Inspection Services- Depending on the future development or use of the property, inspection fees and inspection frequency would be determined according to the size and intended purpose of the development.

Police Department

Patrol Services- The Fayetteville Police Department completed its Annexation Evaluation Form on January 11th, 2024. Annexation would likely result in more calls for service, potentially requiring additional officers to patrol the area. The department cannot predict the exact cost increase as it depends on the number of calls. Annexation wouldn't generate additional revenue for the Police Department.

Public Services Department

Engineering Division & Stormwater – The Public Services Department's Engineering and Stormwater Division completed its Annexation Evaluation Form on January 12th, 2024. If annexed, the department would oversee stormwater control measure inspections during construction. Annexation would bring in additional revenue through stormwater fees for the new residents, but there wouldn't be any extra costs to the department.

Street Maintenance- This division will not be responsible for providing street maintenance services, since no public streets have been dedicated as part of the annexation petition, and the site is accessed directly from Angelia M Street.

Traffic Services Division- The Public Services Department's Traffic Division completed its Annexation Evaluation Form on January 11th, 2024. Annexation of the area wouldn't have any impact on the Traffic Division's services or workload. Therefore, there wouldn't be any additional costs or revenue associated with the annexation for this department.

Solid Waste Division- The Public Services Department's Solid Waste Division completed its Annexation Evaluation Form on January 11th, 2024. Since the area is not residential and has no homes, the Solid Waste Division wouldn't be providing service there. Annexation of this area wouldn't result in any additional costs or revenue for the department.

Transit Department

The Public Services Department's Transit Planning Division completed its Annexation Evaluation Form on January 11th, 2024. Currently, the department has no plans to provide public transportation service to this area. Annexation wouldn't incur additional costs or generate new revenue for the Transit Planning Division.

Summary of Cost and Revenues

The departments and divisions report that they can absorb the expansion of services while incurring minimal projected costs. The current assessed value of the parcel and its improvements is approximately valued at \$233,457. The County Tax Assessors Office is in the process of reevaluating the properties so these numbers are subject to change. The current Municipal Tax Rate for the City of Fayetteville is .5395 per \$100 valuation. It is then estimated that the annual tax revenue to the City from this parcel would be ~ \$1,259.50.

PWC Services

If the area is annexed, PWC will provide services, as explained below:

PWC Water and Sewer Division

Current Services:

- PWC partially provides sewer service to the area.
- There are currently no PWC Hydrants or water service for the entire area.

Impact on PWC if Annexation Occurs:

- **Sewer Service:** PWC has an existing 16-inch force main near the southern property line. The developer would be responsible for installing sewer main extensions and laterals to connect to this existing main. Since gravity sewer service isn't available, the developer's engineer proposes a private pump station with a force main connecting to PWC's main. This design needs approval from PWC and the NCDEQ (North Carolina Department of Environmental Quality).
- **Water Service:** There's an existing 16-inch water main stub near the northwest corner of the property and a 30-inch water main along the western boundary. However, the 30-inch main isn't suitable for connection. The developer would install water main extensions and laterals to serve new parcels, likely connecting to the existing 16-inch stub.
- **Water Hydrants:** Currently, there are no hydrants on the property. The Fire Marshal's office might require additional hydrants for fire protection.

Costs and Revenue for PWC:

- **Additional Costs:**
 - **Routine Operation and Maintenance (O&M):** There would be ongoing costs associated with maintaining the extended sewer and water lines, as well as any new hydrants installed.
- **Additional Revenues:**
 - **New Customers:** Annexation would bring new customers for both sewer and water services, generating revenue for PWC.

Impact on Wastewater and Water Treatment Plants:

The annexation is not expected to significantly affect the capacity of PWC's wastewater treatment or water purification plants, considering other recent annexations.

PWC Electrical Division

PWC already provides electrical service to part of the area, but there are currently no PWC streetlights. If annexed:

- **Electrical Service:** PWC will continue to provide electrical service to the area. There wouldn't be any additional costs or need for construction associated with electrical service for PWC.
- **Street Lights:** Since the street itself isn't being annexed, PWC wouldn't install any street lights there. This means there wouldn't be additional costs or revenue related to street lights for PWC.

The annexation is not expected to create any additional impacts or raise any new issues for the Electrical Systems Division, considering other recent annexations.