

APPENDIX A

SUMMARY OF SERVICES, COSTS, AND REVENUES

Name of Area: Sam's Towing / 3424 Cumberland Road

(North side of Cumberland Road, between Hopedale Street and Ladyslipper Drive, within the Ellington Pines Subdivision)

Assumed Effective Date: November 25, 2024

BUILD OUT ASSUMPTIONS

The property's proposed use is storage for towed vehicles.

CITY SERVICES

Dependent on annexation, the City would provide the following services as explained below.

Fire Department

Fire Protection Services- Jeremy Johnson completed the Annexation Evaluation Form from the Fire Department's Planning & Research Division on October 9, 2024. The evaluation states that emergency services will be provided by the Cumberland Road Fire Department's Fire Station 5, located 0.4 miles from the property, within the standard response time of 5 minutes and 12 seconds. The department expects no additional costs to serve the annexed area. However, future fees may apply depending on adjustments to the type of occupancy. The property's current use shows no anticipated impacts or problems related to the annexation, and we have not identified any other issues concerning it.

Debt Assumption- The Planning Department for the City of Fayetteville sent a notice of a petition to annex to the Cumberland Road Fire Station (Station 5) Rural Fire Department, which currently services the subject property. NCGS 16A-58.2A 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 Cumberland Road Fire Station (Station 5) Rural Fire Department has responded, and their certification of outstanding debt is attached to this appendix. The city will be required to pay a percentage of the assessed valuation of the annexed area divided by the estimated value of the entire rural fire district. The Local Government Commission must review this payment schedule before making any payment.

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- Major Charles W. Hunt from the Police Department's Specialized Service Bureau completed the Annexation Evaluation Form for 3424 Cumberland Road/Sam's

Towing on October 17, 2024. The evaluation indicates that public safety services will be provided to the annexed area without anticipated additional costs. No new revenues are expected for the department due to the annexation. Additionally, the proposed annexation has identified no anticipated impacts, problems, or other issues.

Public Services Department

Engineering Division & Stormwater – Michael Monge completed the Annexation Evaluation Form from the Public Services Department's Engineering/Stormwater Division on October 16, 2024. The evaluation states that inspections will be conducted during construction for any Stormwater Control Measures on the site. No additional costs are anticipated for serving the annexed area, but stormwater fees from individual ratepayers could generate revenue. No additional impacts or problems related to the proposed annexation have been identified.

Street Maintenance- This division will not provide street maintenance services, as no public streets were dedicated in the annexation petition.

Traffic Services Division- Virginia Small from the Public Services Traffic Division completed the Annexation Evaluation Form on November 13, 2024. The evaluation concludes that the Traffic Division will not be responsible for servicing the area and indicates that no extra costs, revenues, impacts, or issues related to the proposed annexation are expected.

Solid Waste Division- The Annexation Evaluation Form was completed by Daniel Edwards from the Solid Waste Division of the Public Services Department on October 10, 2024. The evaluation indicates that Solid Waste services are not currently planned for this area. Additional information about the proposed use of the annexed property is required to finalize the response. No extra costs, revenues, impacts, or other issues have been identified based on the current plans for the property. However, the evaluation may need to be revised if there are any changes to the proposed use.

Transit Department

Jaimie Walters completed the Annexation Evaluation Form from the Transit Department's Planning Division on October 16, 2024. The evaluation indicates that FAST does not currently serve this area and has no plans to provide service in the foreseeable future. Additionally, no extra costs, revenues, impacts, or issues have been identified concerning the proposed annexation.

Summary of Cost and Revenues

The departments and divisions have reported that they can accommodate the expansion of services with minimal additional costs. The parcel's current assessed value and improvements are approximately **\$92,500**. The Municipal Tax Rate for the City of Fayetteville is **\$0.5795 per \$100 assessed value**. Therefore, the annual tax revenue generated from this parcel is estimated to be around **\$536.04**.

PWC Services

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

PWC Water and Sewer Division

Sewer: The nearest sanitary sewer line is located north of the parcel along Carlos Avenue, across private property from the site.

Water: A 16-inch PWC water main runs along Cumberland Road next to the parcel. One existing 1-inch water service is on the property. The developer will be responsible for installing any additional water main extensions or laterals needed for the proposed development.

Fire Hydrants: A fire hydrant is approximately 105 feet west of the parcel along Cumberland Road. The City Fire Marshal's office may determine that additional hydrants are necessary to ensure adequate fire protection for the proposed development.

Revenues and costs to PWC: If the area is annexed, PWC will incur additional routine operation and maintenance (O&M) costs for sewer, water, and hydrant services. While new customers connecting to sewer and water services are expected to generate additional revenue, no new revenue is anticipated from hydrant services. The Water Resources Division of PWC does not foresee any impacts or issues arising from this annexation, and no other concerns have been identified that require attention.

PWC Electrical Division

Electrical: The Electrical Systems Division's evaluation shows that PWC currently provides full electrical service and street lighting. No new city streets were expected due to the annexation, and no plans have been submitted for adjustments to electrical service. Additionally, there are no anticipated extra costs or revenues for PWC related to electrical service or street lighting. The annexation is not expected to create any issues or problems for the Electrical Systems Division, and no other concerns have been identified regarding this annexation.