

APPENDIX A

SUMMARY OF SERVICES, COSTS, AND REVENUES

Name of Area: Blue Ridge Power/ 1682 & 1662 Middle River Loop

(Northern side of I-95 located on Middle River Loop, east of Mockernut Drive)

Assumed Effective Date: May 22, 2023

BUILD OUT ASSUMPTIONS

The site is currently developed but may be further developed at a later date. All further development of the site will be reviewed by the Technical Review Committee

CITY SERVICES

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

Fire Department

Fire Protection Services- The department reports that it would use current deployment. Fire Station 1, located at 607 Person Street, is 2.3 miles from the proposed annexation and within the adopted standard of coverage requiring a baseline of 5 minutes/ 12 seconds response time. The department reports no additional projected impacts.

Debt Assumption- A notice of a petition to annex was sent to the Eastover Rural Fire Department, which currently services 1682 & 1662 Middle River Loop Road. 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 was existing at the time of submission of the petition for annexation to the city. The Eastover 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 prior to any payment that is made.

Fire Inspection Services- The site is currently developed and regular annual inspections of all buildings will be conducted by the department. The department will collect a \$150 fee for inspections based on the occupancy size and would be required every 3 years. This is based on the current classified use.

Police Department

Patrol Services-The department reports that it can provide services to the area with existing resources and that it projects no additional costs or impacts as a result of the proposed annexation. However, should there be a change of use on the site the department projects that there could be an increase in calls for service dependent on the type of use.

Public Services Department

Engineering Division- This division will provide professional plan review for any expansion or redevelopment of the site to include infrastructure permitting and inspections.

Stormwater Division- There is currently no retention pond on site and an inspector would inspect the construction of any stormwater control measures.

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 State Road 1737 Middle River Loop Road.

Traffic Services Division- The division will not be responsible for installing signs or maintaining signs in the area as no public streets have been dedicated as part of the annexation petition and no streets are anticipated on the site.

Solid Waste Division- This division will not be responsible for installing signs or maintaining signs in the area because the site's current use is commercial and no single-family homes are anticipated to be built.

Transit Department

The department reports that the site is currently outside of the existing FAST service area.

Summary of Cost and Revenues

The departments and divisions report that they can absorb the expansion of services without incurring additional projected costs. The current assessed value of the parcel and its improvements have been valued at \$1,938,053 by the County Tax Assessors Office. The current tax rate for the City of Fayetteville is .4995 per \$100 evaluation. At this tax rate, the proposed annexation would contribute \$9,680.57 towards revenue for the City.

PWC Services

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

PWC Water and Sewer Division

Sewer: PWC reports that there is an existing 12-inch PWC gravity sewer main located near the southeastern corner of parcel 0447-46-6947. The cost to install any necessary sewer main extensions/laterals would be borne by the developer.

Water: PWC reports that there is an existing 8-inch PWC water main located in the Middle River Loop right-of-way near the southeastern corner of parcel 0447-46-6947. The cost to install any necessary sewer main extensions/laterals would be borne by the developer.

Fire Hydrants: PWC reports that there is an existing PWC Fire Hydrant located within the right-of-way near the end of the water main that currently terminates near the southeastern corner of parcel 0447-46-6947, but that additional fire hydrants may be required by the City Fire Marshall's Office.

Revenues and costs to PWC: PWC reports that the standard operations and management costs will apply to all extensions of current service and that revenue will be obtained by the connection of a new customer.

PWC Electrical Division

Electrical: PWC reports that it is currently providing service for the site

Street Lights: PWC reports that street lights have already been installed and PWC is currently providing service

Costs to PWC- N/A

Revenues to PWC -N/A