

APPENDIX A

SUMMARY OF SERVICES, COSTS, AND REVENUES

Name of Area: Carvers Falls Road City-Owned Property / 430 and Unaddressed Carvers Falls Road (PIN: 0540-18-4339)

(Southern side of Carvers Falls Road.)

Assumed Effective Date: August 25, 2025

BUILD OUT ASSUMPTIONS

The property is expected to be developed by the Public Works Commission for solar power generation.

CITY SERVICES

Depending on annexation, the City would provide the following services as detailed below.

Fire Department

Fire Protection Services - On August 18, 2025, the Fayetteville Fire Department's Planning & Research Division completed its evaluation of the subject parcel. Emergency response would be provided by contract through Westarea Fire Department. The response distance meets the city's baseline emergency travel time standard. The department anticipates no additional costs or operational burdens. While no immediate revenues are expected, inspection or service fees may apply depending on future occupancy or use.

Debt Assumption- In accordance with NCGS 160A-58.2A, the City must assume a proportionate share of any outstanding debt for facilities or equipment held by the rural fire department currently serving the area. Westarea Fire Department has acknowledged the resolution, and a certification of debt has been submitted. The City's payment obligation will be based on the assessed value of the annexed area relative to the total fire district. The Local Government Commission must review and approve the payment schedule before disbursement.

Fire Inspection Services - Inspection requirements and associated fees will depend on the size and intended use of any future development.

Police Department

Patrol Services - Major Charles W. Hunt of the Police Department's Specialized Services Bureau confirmed that police coverage would be extended to the area upon annexation. Based on current conditions, the department anticipates no additional costs, revenues, or operational impacts.

Public Services Department

Engineering Division & Stormwater – Michael Monge of the Engineering and Stormwater Division stated that the department would inspect any stormwater control measures installed during construction if annexed. No additional costs or burdens are anticipated.

Street Maintenance – Street maintenance will not be provided, as no public streets are included in the annexation petition.

Traffic Services Division – Virginia Small of the Traffic Division reported that no services would be required and no costs, revenues, or impacts are expected under current conditions.

Solid Waste Division – As of this report, the Solid Waste Division has not submitted an evaluation. Their input will be incorporated into the final document once received.

Transit Department

Jaimie Walters of the Transit Planning Division noted that the Fayetteville Area System of Transit (FAST) would not serve the area. The department anticipates no associated costs, revenues, or issues.

Summary of Costs and Revenues

The annexation of the City Owned Property on Carvers Falls Road is not expected to create operational costs for City departments under current use conditions. Fire protection will continue under contract with Westarea Fire Department. While the City will need to assume a share of rural fire department debt, the exact value cannot be determined until the property's reassessment is completed. Therefore, expected tax revenue and debt obligations cannot be estimated at this time. New revenue may be generated through stormwater fees. Other departments—Police, Traffic, Transit, and Street Maintenance—do not expect additional expenses or revenues. The Solid Waste Division's feedback is still pending.

PWC Services

If the area is annexed, PWC will provide services as outlined below.

PWC Water and Sewer Division

Sewer: PWC does not currently provide sewer service to this parcel.

Water: PWC does not currently provide water service to this parcel.

Fire Hydrants: There are no fire hydrants within 600 feet for the project.

Revenues and costs to PWC: PWC expects no operations and maintenance costs for extending and servicing water, sewer, and hydrants at this time. No revenue is expected related to this annexation.

PWC Electrical Division

Electrical: PWC electric service already fully serves the parcels, including an electric substation at 430 Carvers Falls Road. No other providers currently serve the area. While PWC does not provide street lighting—nor will it unless the adjacent street is annexed. PWC foresees no operational issues or additional concerns.