

APPENDIX A

SUMMARY OF SERVICES, COSTS, AND REVENUES

**Name of Area: Carolina Power and Signalization / 1416 & 1446 Middle River Loop, and
1476 Middle River Road**

(North of I95 on the corner of Middle River Loop and River Road)

Assumed Effective Date: November 27, 2023

BUILD OUT ASSUMPTIONS

The existing parcels are already completely built out with buildings and gravel/asphalt parking areas. There are plans to make an addition to the main building as well as construct a secondary building on the property. These proposals have been through a preliminary TRC site plan review with the City.

CITY SERVICES

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

Fire Department

Fire Protection Services- The department indicates that City of Fayetteville fire station #1, situated at 607 Person St. and 1.9 miles from the proposed annexation area, is expected to meet the adopted standard of coverage baseline time of 5 minutes/12 seconds. The Fire Department foresees no additional costs or impacts, while potential revenues could arise from inspection fees based on future property development and use. The evaluation discerns no specific issues or impacts resulting from the annexation.

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- 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 evaluation was conducted by A/C Robert Ramirez from the Police Department's Patrol Operations Division on September 26, 2023. The Police Department plans to serve the region as part of its regular operations. There are no anticipated additional costs, and any potential costs would be dependent on calls for service. The department does

not foresee any additional revenues attributed to the annexation. Moreover, no specific impacts, problems, or other issues requiring attention are identified by the department.

Public Services Department

Engineering Division & Storm water - In the event of annexation, the department or division would serve the area by having an inspector oversee the construction of any storm water control measure during the construction phase. Regarding potential additional costs, the response is negative, with no specified total cost indicated. However, there is a possibility of generating additional revenues for the department or division, specifically through storm water fees for individual ratepayers. The evaluation suggests that there would be no additional impacts or problems for the department or division resulting from the annexation. Furthermore, the consideration of annexation does not appear to raise any other identified issues that need addressing.

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 Middle River Loop.

Traffic Services Division- In the event of annexation, the department or division indicates that there would be no change in how they serve the area. Furthermore, there are no anticipated additional costs associated with serving the annexed area. The evaluation also suggests that there would be no additional revenues attributed to the annexation. There are no expected impacts or problems for the department or division resulting from the annexation. The consideration of annexation does not appear to raise any identified issues that need addressing.

Solid Waste Division- In the event of annexation, the department or division responsible for Solid Waste services states that they will not service the specified area. Regarding potential additional costs, the response is negative, with "No" indicated and no specified total cost provided. Similarly, there are no anticipated additional revenues for the department or division. The evaluation also suggests that there would be no additional impacts or problems for the department or division resulting from the annexation. Furthermore, the consideration of annexation does not appear to raise any identified issues that need addressing.

Transit Department

In the event of annexation, FAST does not currently serve the specified area. Regarding potential additional costs, the response is negative. Similarly, there are no anticipated additional revenues. The evaluation suggests that there would be no additional impacts or problems for the department or division resulting from the annexation. Furthermore, the consideration of annexation does not appear to raise any identified issues that need addressing.

Summary of Cost and Revenues

The departments and divisions report that they can absorb the expansion of services while incurring no additional projected costs. The current assessed value of the parcels and their improvements have not been valued. The County Tax Assessors Office is in the process of reevaluating the properties. The current Municipal Tax Rate for the City of Fayetteville is .5395 per \$100 valuation.

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 PWC sewer pump station near the southern corner of parcel 0447-67-3767. There is an existing 12-inch PWC gravity sewer main located along the road frontage of parcel 0447-67-2620. The developer would install the necessary sewer main extensions/laterals to serve the parcels under consideration.

Water: PWC reports that there is an existing 12-inch PWC water main located along the Middle River Loop right-of-way. There is an existing 16-inch PWC water main located along the River Loop right-of-way. There is also an existing 30-inch PWC water main located along the River Road right-of-way, but it is not available for connection/extension as the subject parcels may be served from the existing 12-inch and 16-inch water mains. The developer would install the necessary water main extensions/laterals to serve the parcels under consideration.

Fire Hydrants: PWC reports that there is an existing PWC fire hydrant located at the intersection of Middle River Loop and River Road. Fire hydrants may need to be provided to protect the parcels under consideration as required by the City Fire Marshal's office.

Revenues and costs to PWC: If the area undergoes annexation, PWC anticipates additional costs for providing sewer service, water service, and water hydrants. Specifically, routine operation and maintenance (O&M) costs are expected in each case. On the revenue side, annexation could bring in new customers for sewer and water services, with the associated revenue attributed to the addition of these customers. However, no additional revenues are foreseen for water hydrants. Regarding potential impacts or problems for the Water Resource Division of PWC, the response indicates that there would be no such issues, considering the cumulative impact of annexations over the past three fiscal years and their potential effects on the capacity of wastewater and water purification plants. The consideration of annexation is noted to not raise any other specified issues that need addressing.

PWC Electrical Division

Electrical: If the area undergoes annexation, PWC currently provides electrical service to the entire area and street lights to none. Services provided by entities other than PWC include electrical service and street lights, with no specified entity and no coverage of the entire area. In the event of annexation, PWC plans to serve the area by utilizing existing facilities for electrical service and extending street lights on existing poles. PWC currently serves the building on Lot 3 and can serve any future buildings on lots 1 & 2. However, the installation of street lights in this area is estimated to cost about \$6,000 with very little return or additional

revenue. Financially, it would not be in PWC electric's best interest to annex this property, but PWC does not oppose it. Additional costs to PWC for serving the area would be incurred for street lights, approximately \$6,000 for installation. However, there would be no additional revenues for PWC resulting from annexation for either electrical service or street lights. The Electrical Systems Division of PWC does not anticipate additional impacts or problems if the area is annexed, considering the cumulative impact of annexations over the past three fiscal years. The consideration of this annexation is noted to not raise any other specified issues that need addressing.