

Phase V Annexation

Project Areas 28 and 33 North

Cliffdale West and Raeford Road Estates

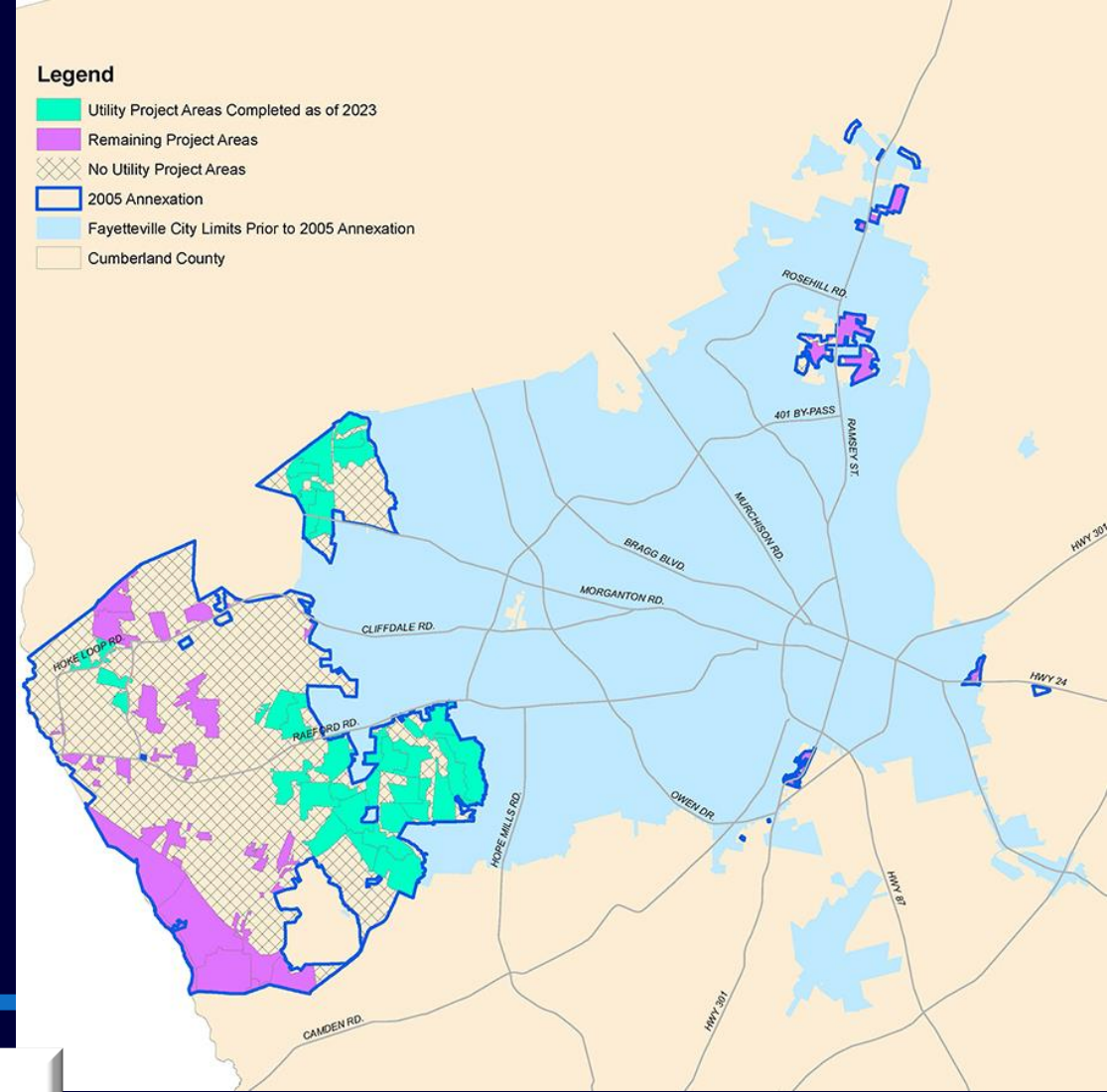
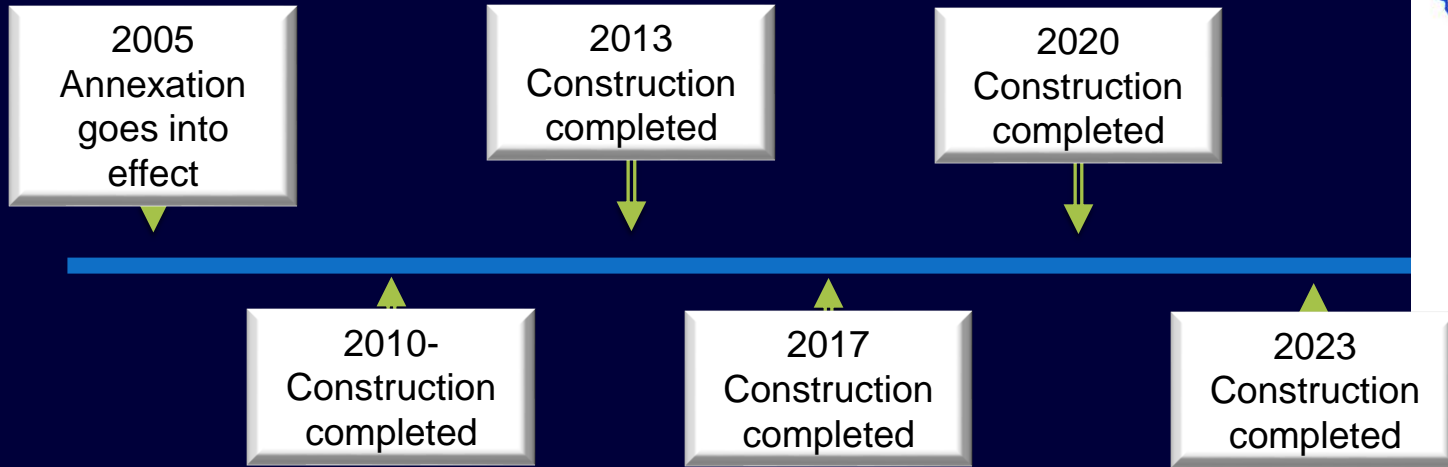
Preliminary Resolution Notice For Public Hearing

June 26, 2023

Overview

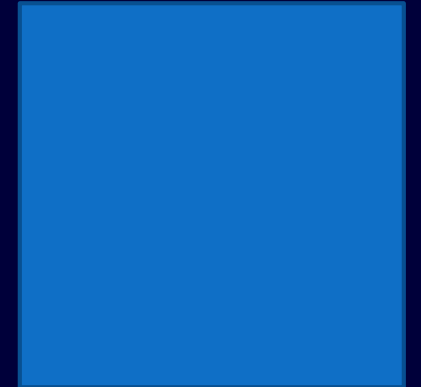
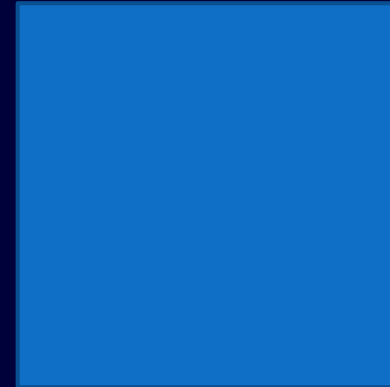
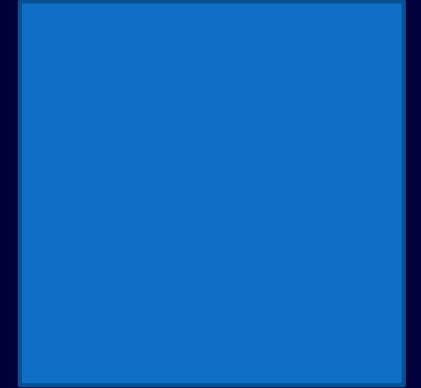
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- Project 28 and 33 North Events to Date
- Upcoming Events
- Cost to Property Owners
- Financing Options

Phase V Annexation History/Timeline

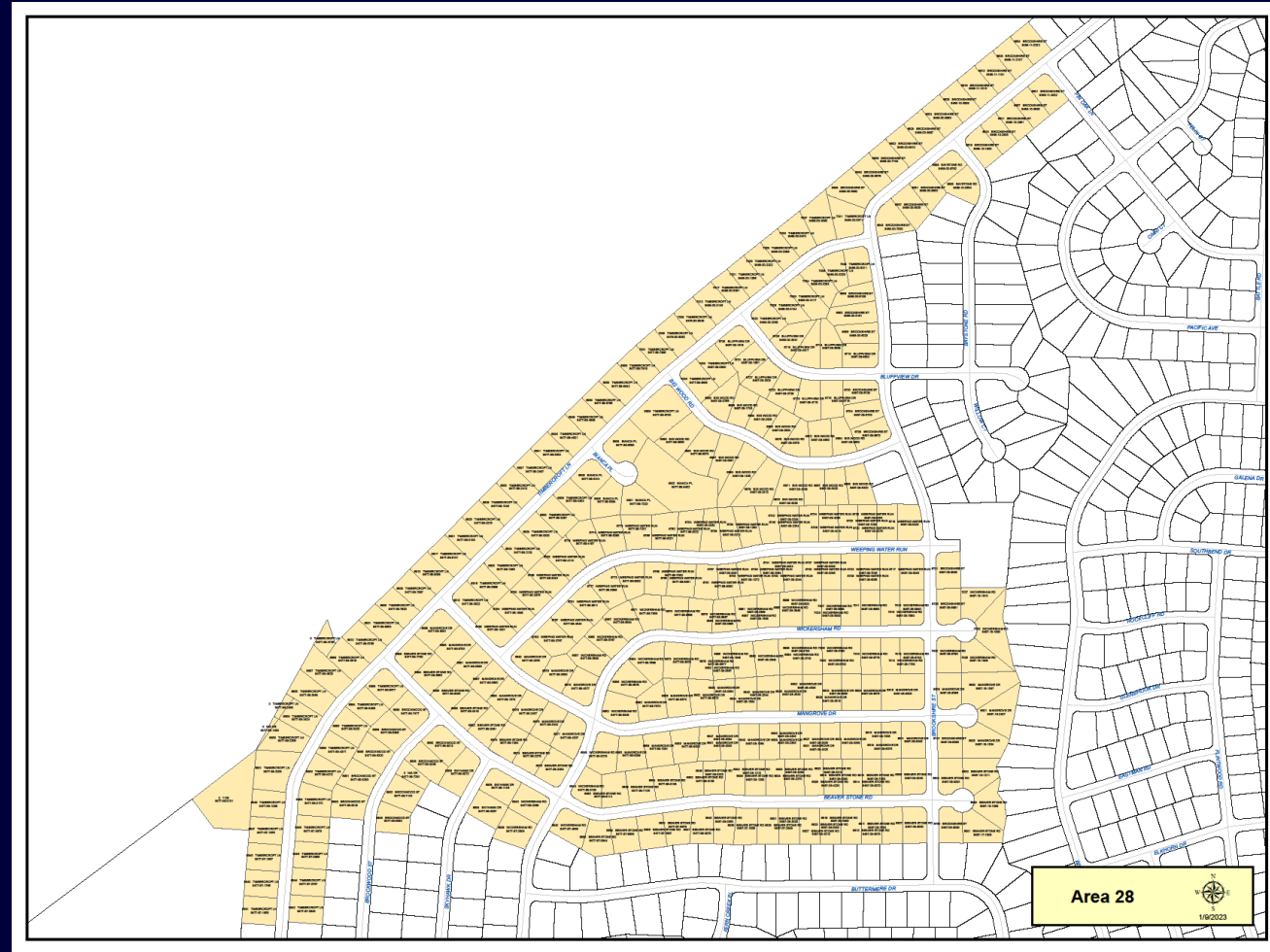


Phase V Annexation Overview

- Areas Completed: 22
- Total Properties: 5604
- Average Cost of Construction:
 - Areas 1A and 2C (2008) – 617 properties at \$10,726 per property
 - Area 23.2 (2022) – 92 properties at \$64,997 per property



Project Area 28 Overview



Project Area 33 North Overview



Project 28 and 33 North Events to Date

- August 23, 2021- Survey & Appraisal Notification Letters Mailed to Property Owners for Area 33 North
- November 22, 2021- Survey & Appraisal Notification Letters Mailed to Property Owners for Area 28
- May 8, 2023- Council Adopted the Preliminary Assessment Resolution
- June 16, 2023- Copies of Resolution Mailed to Property Owners

Project 28 and 33 North Upcoming Events

- Advertise Construction Bids
- Approval of Bid Recommendation
- Community Pre-construction Meeting
- Construction Begins
- Construction Complete
- Community Connection Meeting
- Preliminary Assessment Roll & Public Hearing
- Confirm Assessments
- Community Assessment Meeting

Cost to Property Owners

- Typical single family residential lot is \$5,000 for sanitary sewer.
 - A per front foot rate of \$55.56 (90' minimum) plus average lateral charge for all other properties.
- No payment due until construction is complete and assessment roll adopted by City Council
- Financial assistance may be available for those that qualify via City of Fayetteville



Cost to Property Owners

Connection

- Cost vary based on each property.
- NC-licensed plumbers attend connection meetings to assist residents in the process
- City of Fayetteville permit and inspection required
- Financial assistance may be available for those that qualify via City of Fayetteville

Assessment

- Typical single family residential lot is \$5,000 for sanitary sewer
 - A per front foot rate of \$55.56 (90' minimum) plus average lateral charge for all other properties
- No payment due until construction is complete and assessment roll adopted by City Council
- Financial assistance (may be) available for those that qualify via City of Fayetteville



Assessment Payment Options

- Financial assistance may be available for those that qualify via City of Fayetteville
- In Full (no interest within 30 days)
- Financing available to all residents
 - 10-year term at an interest rate not to exceed 8%
 - City Council policy is to establish the interest rate at the beginning of the fiscal year (Prime plus 2%)
 - Annual or monthly installments



City Council Action

- No action is needed tonight
- August 14, 2023- Consent for Resolution Directing Project be Undertaken will be requested



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