



PHASE V ANNEXATION
PUBLIC HEARING – ASSESSMENT CONFIRMATION
PROJECT AREA 32 EAST SECTION I

Janelle Rockett, Marketing Manager

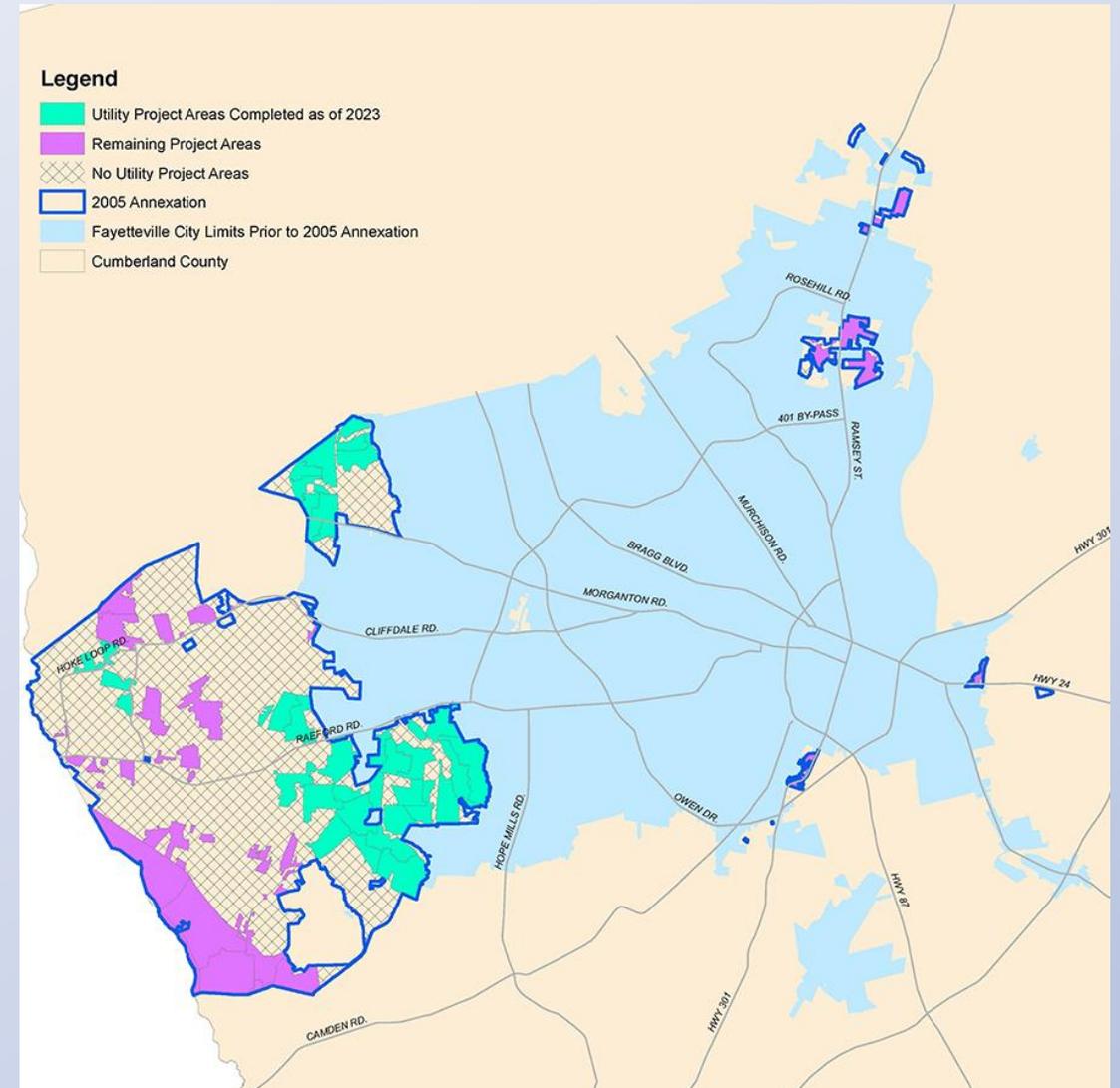
January 13, 2025

Overview

- ▶ **Phase V Annexation Information**
- ▶ **Project Review**
 - Project Areas
 - Project Events to Date & Upcoming Dates
- ▶ **Cost to Property Owners**
- ▶ **Financing Options**
- ▶ **City Council Next Steps**

Phase V Annexation Timeline

- ▶ **2005: Annexation goes into effect**
- ▶ **2007: Construction begins**
- ▶ **In 18 years:**
 - 25 projects completed
 - 5,926 connections made available
- ▶ **2025: Construction ongoing**
 - 9 Project areas in various stages of completion
 - 11 Projects areas in design



Phase V Annexation Overview

- ▶ **Areas Completed to Date: 25**
- ▶ **Total Properties Available to Connect: 5,926**

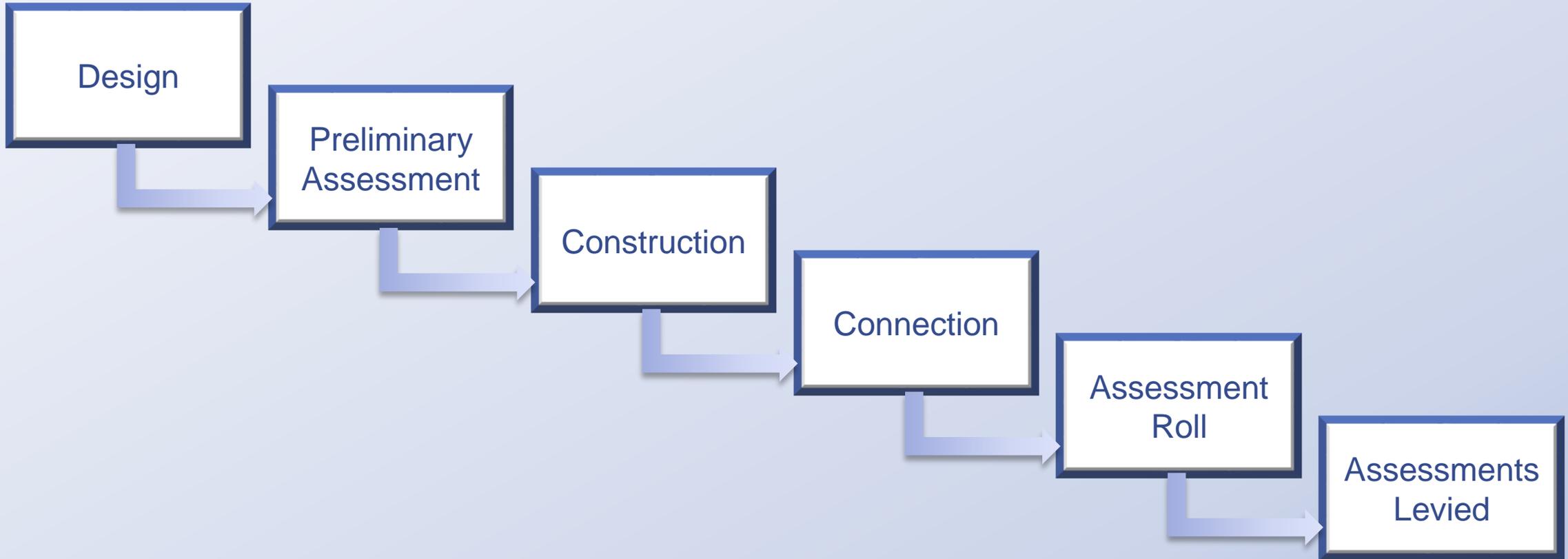
2008 Costs

- Areas 1A & 2C
- 617 properties
- \$10,726 per property

2025 Costs

- Area 32 East Section I
- 132 properties
- \$100,350 per property

Annexation Steps





Phase V Projects Completed

Completed	Location	Completed	Location
Area 1	Brentwood	Area 14	Arran Park, Winter Park
Area 2	LaGrange – Section 2	Area 15	Arran Hills, Hillcrest, Shadowlawn
Area 3	LaGrange – Section 1	Area 16	Hampton Oaks, Southgate
Area 4	Arran Lakes – West	Area 17	Blue Springs Woods, Beacon Hill, Emerald Garden, Hickory Grove
Area 5	Arran Lakes – East	Area 18	Southgate, South Gate Village
Area 6	LaGrange – North & South	Area 19	Arran Lakes West
Area 7	Summerhill	Area 20	Hackney Hills, Lake Point, Robin Hill Estates
Area 8	LaGrange	Area 21	Arran Lakes West
Area 9	Summerhill (North of Dandridge)	Area 22	Arran Lakes West, Emerald Garden
Area 10	Arran Hills (east) & Arran Hills (west)	Area 23	Wells Place, Rayconda
Area 11	Arran Hills (north) & Arran Hills (south)	Area 24A	Cliffdale Estates
Area 12	Arran Lakes West	Area 32 East Section I	Wendover Place, Hickory Run, Pine Crest, Pine Ridge Acres
Area 13	Shenandoah, Shenandoah North		

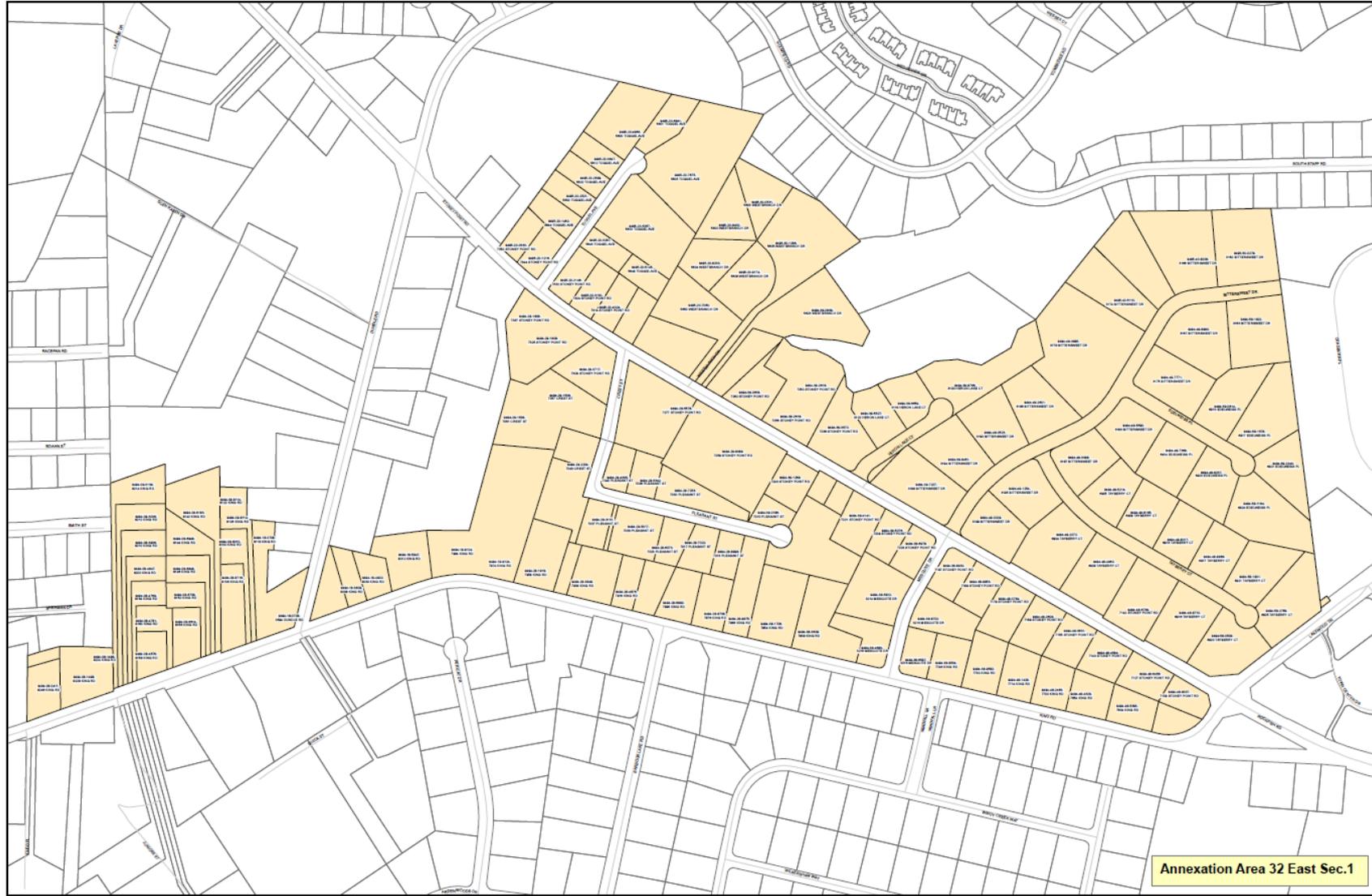


Phase V Projects in Process

Current and Upcoming	Location	Status
Area 24B	Village Hills	Connection Available
Area 24C	Kings Mill	Connection Available
Area 32 East Section I	Wendover Place, Hickory Run, Pine Crest, Pine Ridge Acres	Connection Available
Area 26	Cliffdale West, Woodmark	In Construction
Area 25	Lake Rim Estates	In Construction
Area 27	Cliffdale Forest	Preliminary Assessment
Area 28	Cliffdale West	Preliminary Assessment
Area 32 East Section II	Stoney Point Road & Dundle Road	Preliminary Assessment
Area 33 North	Raeford Road Estates	Preliminary Assessment

** 11 areas currently in design*

Project Area 32 East Section I Overview

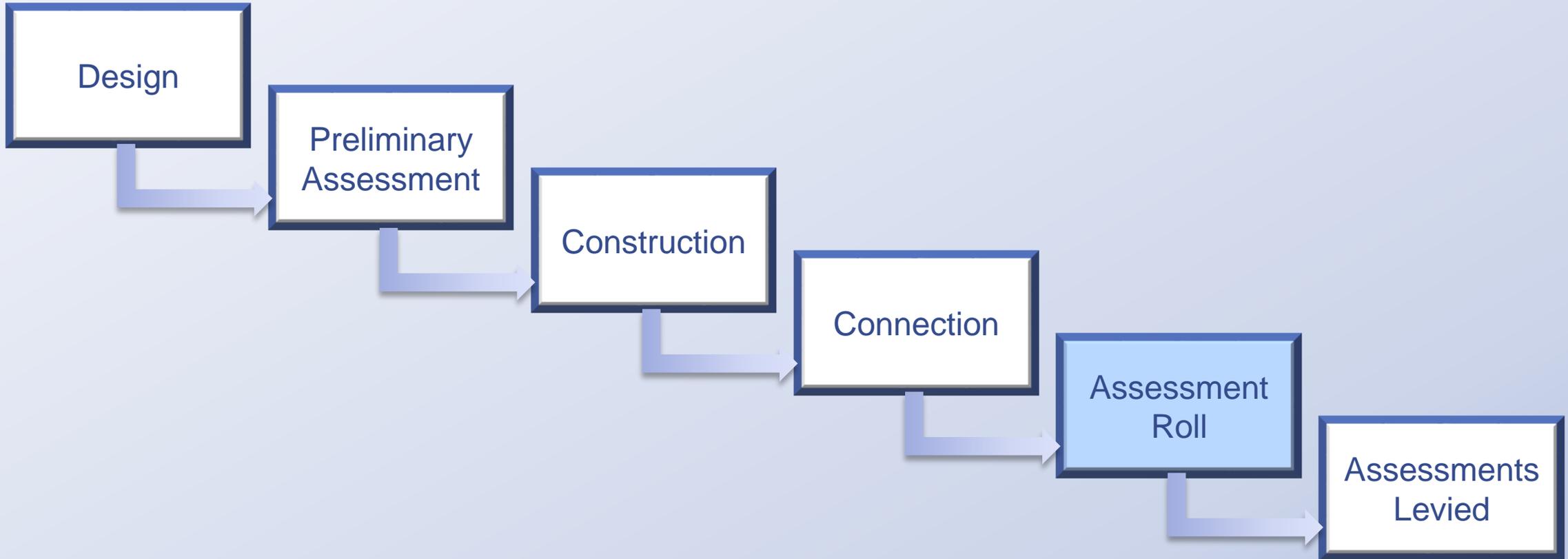




Project 32 East Section I Events to Date

- ▶ **February 26, 2019 - Survey & appraisal notification letters mailed to property owners for Area 32**
- ▶ **November 2019 – Council voted to adopt Resolution Directing Project be Undertaken**
- ▶ **May 2022 – PWC Virtual Community Meeting (Construction)**
- ▶ **June 2022 - Construction started**
- ▶ **February 2024 - Construction completed**
- ▶ **April 2024 - PWC Community Meeting (Connection)**
- ▶ **April 2024 - Connection notification letters mailed to property owners**
- ▶ **December 9, 2024 - Council adopted the Resolution Declaring Cost and Preparation of the Preliminary Assessment Roll**

Annexation Steps



Cost to Property Owners

- ▶ **Typical cost for single family residential lot is \$5,000**
 - All other properties charged a per front foot rate of \$55.56 (90' minimum) plus average lateral charge
- ▶ **No payment due until construction is complete and assessment roll is adopted by City Council**



Project 32 East Section I

Upcoming Events

- ▶ **January 27, 2025 - Confirm assessments via consent agenda**
- ▶ **After confirmation – Assessment notification letters mailed to property owners for Area 32 East Section I**
- ▶ **Within 2 weeks of confirmation – PWC Community Meeting (Assessment)**

Assessment Payment Options

- ▶ **Residents can pay in full (no interest within 51 days)**
- ▶ **Financing available to all residents**
 - Up to 10-year term
 - Prime rate + 2% (not to exceed 8%) (Set by City Council)
 - Projected interest for 32 East Section I Assessments – 8%
 - Annual or monthly installments
 - No penalty for early repayment
- ▶ **Financial assistance may be available for those that qualify via City of Fayetteville**

City Council Action

- ▶ **No action is needed tonight**
- ▶ **January 27, 2025 - Request via Consent for Resolution Confirming Assessment Roll and Levying Assessments**



PHASE V ANNEXATION
PUBLIC HEARING – ASSESSMENT CONFIRMATION
PROJECT AREA 32 EAST SECTION I

Janelle Rockett, Marketing Manager

January 13, 2025