

RESOLUTION DECLARING COSTS AND PRELIMINARY ASSESSMENT ROLL AND CONFIRMATION OF ASSESSMENTS FOR CROOKED CREEK SUBDIVISION

WHEREAS, by Resolution adopted by the Wake County Board of Commissioners on May 6, 2019, the improvements hereinafter referred to were authorized and directed pursuant to Article 9 of Chapter 153A, Section 205, of the North Carolina General Statutes; and

WHEREAS, the Crooked Creek subdivision roads, as more particularly described below, have been repaired and improved in accordance with the standards of the North Carolina Department of Transportation; and

WHEREAS, on April 8, 2021, the North Carolina Board of Transportation accepted the Crooked Creek subdivision roads into the state-maintained highway system; and

WHEREAS, it is the duty of the Wake County Board of Commissioners to adopt and publish the preliminary assessment roll and following confirmation of the same, to make an assessment of the total costs thereof against all lots, parcels, or tracts of land abutting the improvements.

NOW, THEREFORE, BE IT RESOLVED by the Wake County Board of Commissioners:

1. That the Crooked Creek subdivision roads, (Brushy Meadows Drive, Creekfall Lane, Dembrook Court), have been repaired and improved in accordance with the standards of the North Carolina Department of Transportation and have been accepted into the state maintained highway system.
2. That the Wake County Board of Commissioners ("Board") makes assessment of 100% of the total cost of the improvements described herein against the lots and parcels abutting the improvements at an equal rate per lot. A table and map depicting all lots and parcels abutting the improvements subject to said assessment is attached hereto as *Exhibit A*.
3. The total assessable cost of the improvements described herein has been computed pursuant to N.C.G.S. 153A-193 and is hereby declared to be \$178,966 ("Total Project Cost") inclusive of consulting fees, and construction costs. A table depicting the Total Project Cost is attached hereto as *Exhibit B*.
4. The Total Project Cost equates to a preliminary assessment of \$4,471.16 per lot identified in *Exhibit A*.
5. Upon confirmation of the assessment by the Board, the terms and manner of payment of assessments to the Wake County Department of Tax Administration shall be in accordance

with one of the two payment options set forth in N.C.G.S. §153A-199, more particularly detailed as follows:

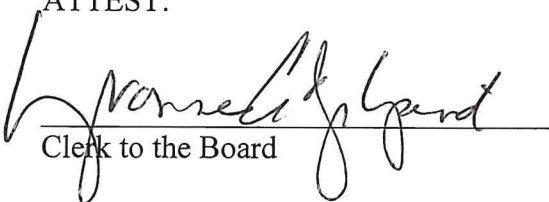
- a. *Payment in Full*: Payment of the assessment may be made in full in the amount of \$4,474.16 per lot without finance charge or interest, so long as it is made within thirty (30) days of June 28, 2021, the date for which the notice of confirmation of the assessment roll is scheduled to be published. Interest shall accrue on any unpaid portion of the assessment beginning August 1, 2021 at a rate of 3.5% per annum; OR
 - b. *Installment Payments*: Payment may be made by installment payments, which shall not exceed three (3) annual installments and shall bear interest at the rate of 3.5% per annum on the unpaid balance. All installment payments shall be paid in accordance with the following terms:
 - i. The minimum annual installment payment shall be \$1,491 together with accrued interest.
 - ii. The first installment payment of \$1,491 together with 1/12th of the 3.5% per annum interest rate shall be paid on August 1, 2021 with interest accruing thereafter at a rate of 3.5% per annum on any unpaid balance of the assessment.
 - iii. Each consecutive installment shall be paid on August 1st of each successive year until the assessment is paid in full.
 - iv. If the minimum annual installment amount of \$1,491 plus accrued interest due is not paid in full each year on or before the due date set forth herein, the assessment may be declared in default and all of the remaining unpaid installments may be accelerated and become immediately due, with interest.
 - v. Installment payments shall first be applied to accrued interest on the unpaid balance of the assessment.
 - vi. Assessments paid by installments may be paid in full, inclusive of interest, any time before the expiration of the three (3) year term.
 - vii. Interest and all costs borne by the County associated with collection of annual installments shall accrue on all arrearages which shall constitute a lien on the lot or parcel in accordance with law.
6. If a property owner has a financial hardship, they may request a modified payment arrangement in accordance with Wake County Water, Sewer, and Road Financial Policy.
 7. That the preliminary assessment roll attached hereto as *Exhibit A* was filed in the Wake County Clerk's Office for public inspection and notice was duly mailed to each property owner listed on the roll at least 10 days before the public hearing set in this matter in accordance with N.C.G.S. § 153A-194.

8. That a public hearing was held virtually on the 17th day of May 2021, at 2:00 PM for the purpose of hearing all interested persons in respect to the special assessments made by this Resolution.
9. That the assessments made by this Resolution are hereby confirmed by the Wake County Board of Commissioners pursuant to Article 9, Chapter 153A, Section 195 of the North Carolina General Statutes and the Wake County Clerk is directed to record said confirmation in the minutes of the Board and deliver a copy of the same to the Wake County Tax Administrator for collection in accordance with this Resolution.
10. That no earlier than twenty (20) days from the date this assessment roll is confirmed, the Wake County Tax Administrator shall publish notice that the assessment roll has been confirmed and that assessments are to be paid in accordance with Paragraph 5 of this Resolution.
11. From the time of confirmation, each assessment is a lien on the lot assessed to the same extent as a lien for county or city property taxes, under the priorities set out in N.C.G.S. § 153A-200 and the County shall have the authority to foreclosure on any unpaid or delinquent assessments in accordance therewith.


NOW, THEREFORE, BE IT RESOLVED that the Wake County Board of Commissioners confirms this assessment roll in accordance with North Carolina General Statutes Article 9 of Chapter 153A *Special Assessments*.

Adopted this 17th day of May, 2021.

ATTEST:


Clerk to the Board

BOARD OF COMMISSIONERS FOR
THE COUNTY OF WAKE

By 
Matthew M. Calabria, Chair

APPROVED AS TO FORM:


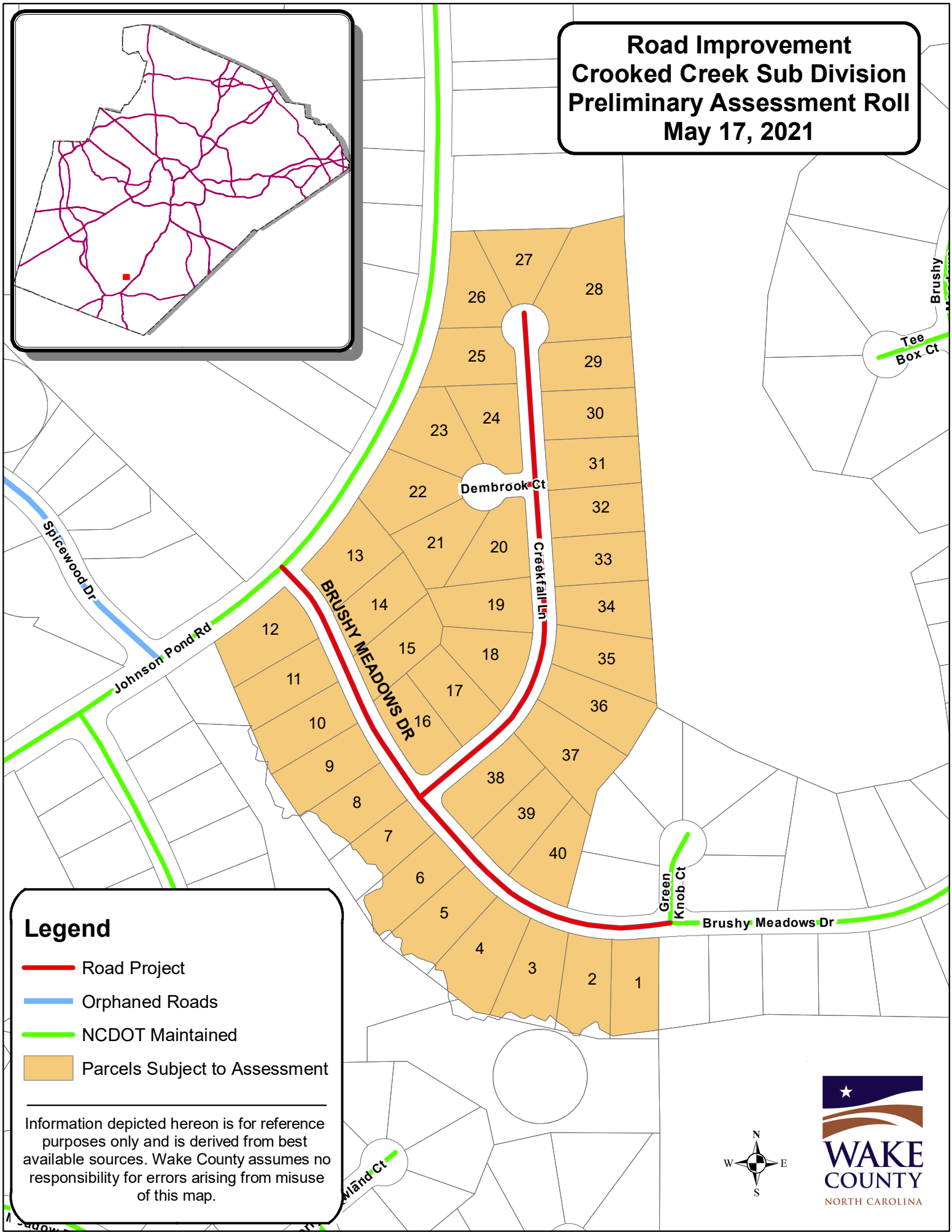
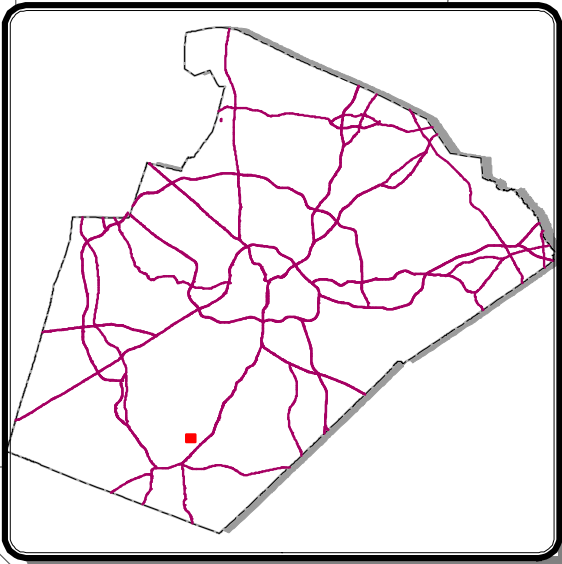

Scott Warren, County Attorney

Exhibit A: Crooked Creek Assessment Roll				
OWNER NAME	MAP NUMBER	REID	SITE ADDRESS	TOTAL ASSESSMENT PER LOT
KING, MICHAEL CRAIG & KING, SHELLIE V	1	0276761	5801 BRUSHY MEADOWS DR	\$4,474.16
BEARD, JUSTIN R & BEARD, STACEY M	2	0276763	5805 BRUSHY MEADOWS DR	\$4,474.16
MORRISON, KARL F & MORRISON, JANET B	3	0276766	5809 BRUSHY MEADOWS DR	\$4,474.16
HOBSON, STACY & HOBSON, MICHELLE	4	0276768	5813 BRUSHY MEADOWS DR	\$4,474.16
HARVEY, MATTHEW L & HARVEY, ELIZABETH R	5	0276770	5817 BRUSHY MEADOWS DR	\$4,474.16
BIDDLE, MICHAEL RYAN & BIDDLE, ERIN ELIZABETH	6	0276772	5821 BRUSHY MEADOWS DR	\$4,474.16
SMITH, RAYMOND L & SMITH, FRANCES B	7	0276775	5901 BRUSHY MEADOWS DR	\$4,474.16
THOMAS, JESSICA J	8	0276777	5905 BRUSHY MEADOWS DR	\$4,474.16
WORLEY, ROBERT W & WORLEY, KATHLEEN E	9	0276779	5909 BRUSHY MEADOWS DR	\$4,474.16
GRAHAM, KATHLEEN MAE	10	0276781	5911 BRUSHY MEADOWS DR	\$4,474.16
HAWTHORNE, EVELYN M	11	0276783	5915 BRUSHY MEADOWS DR	\$4,474.16
DIAMONDIDIS, KRISTIN D & DIAMONDIDIS, CHRIS D	12	0276785	5919 BRUSHY MEADOWS DR	\$4,474.16
SULLIVAN, JOHN F III & SULLIVAN, HOPE D	13	0276760	5920 BRUSHY MEADOWS DR	\$4,474.16
SEBOLD, KEVIN H & SEBOLD, DEBRA H	14	0276759	5916 BRUSHY MEADOWS DR	\$4,474.16
NICOLESCU, DELIA & NICOLESCU, DAN	15	0276758	5912 BRUSHY MEADOWS DR	\$4,474.16
CLINE, JEFF & CLINE, JENNIFER	16	0276757	5601 CREEKFALL LN	\$4,474.16
HOBBS, HAROLD S & HOBBS, CAROLYN U	17	0276756	5605 CREEKFALL LN	\$4,474.16
NOLASCO-ILLESCAS, JUAN CARLOS & MARIREZ, ROSALINDA BARRALES	18	0276755	5611 CREEKFALL LN	\$4,474.16
MARLOWE, DAVID & MOONEY, GAIL THAYER	19	0276754	5615 CREEKFALL LN	\$4,474.16
MACKEY, EVELYN V	20	0276753	5619 CREEKFALL LN	\$4,474.16
SMITH, PHILLIP A	21	0276752	4805 DEMBROOK CT	\$4,474.16
HAMILTON, JAMES	22	0276751	4809 DEMBROOK CT	\$4,474.16
MOOSE, JOHN C & MOOSE, TRACEY H	23	0276750	4804 DEMBROOK CT	\$4,474.16
ACUFF, MARK S & ACUFF, GAYLE G	24	0276749	4800 DEMBROOK CT	\$4,474.16
CLEVELAND, KERI & HARDIN, SUZANNE	25	0276748	5709 CREEKFALL LN	\$4,474.16
SUCCI, JOSEPH JOHN & SUCCI, JUDITH ANN	26	0288790	5713 CREEKFALL LN	\$4,474.16
DICKENS, TIMOTHY HOLLAND & DICKENS, JENNY MORRIS	27	0288789	5717 CREEKFALL LN	\$4,474.16
QUALLIOTINE, JEANINE L & SMUTNY, CHARLES J III	28	0288787	5712 CREEKFALL LN	\$4,474.16
DILLON, LLOYD & DILLON, EMILY ANN	29	0276744	5708 CREEKFALL LN	\$4,474.16
WHEELER, HOLLY ELIZABETH	30	0276743	5704 CREEKFALL LN	\$4,474.16
NAWOJCZYK, RONALD & NAWOJCZYK, MONICA M	31	0276742	5700 CREEKFALL LN	\$4,474.16
NELSON, FREDERICK M III & NELSON, MINDY S	32	0276741	5628 CREEKFALL LN	\$4,474.16
DAMBRO, GARY G & DAMBRO, CHRISTINE C	33	0276740	5624 CREEKFALL LN	\$4,474.16
BARTOLOMEO, SALVATORE	34	0276739	5620 CREEKFALL LN	\$4,474.16
HALLISSY, ROBERT P & HALLISSY, LONA J	35	0276738	5616 CREEKFALL LN	\$4,474.16
LONG, ROBERT L & LONG, HELEN H	36	0276737	5612 CREEKFALL LN	\$4,474.16
PERLETTE, MAUREEN A TRUSTEE OF MAUREEN A PERLETTE RVCBLE TRUST	37	0276736	5608 CREEKFALL LN	\$4,474.16
JARMAN, SCOTT A & JARMAN, SUSAN E	38	0276735	5820 BRUSHY MEADOWS DR	\$4,474.16
WEATHERS, JAMES CARL & WEATHERS, WHITNEY WALKER	39	0276734	5816 BRUSHY MEADOWS DR	\$4,474.16
ALAEV, ALEXEI L & ALAEV, NATALIA V	40	0276733	5812 BRUSHY MEADOWS DR	\$4,474.16

Road Improvement Crooked Creek Sub Division Preliminary Assessment Roll May 17, 2021



Legend

- Road Project
- Orphaned Roads
- NCDOT Maintained
- Parcels Subject to Assessment

Information depicted hereon is for reference purposes only and is derived from best available sources. Wake County assumes no responsibility for errors arising from misuse of this map.



Exhibit B: Crooked Creek Road Cost Summary	
PROJECT COST SUMMARY	Total Paid
	To Date
<u>Preliminary Study Phase</u>	
No costs due to Homeowners providing Estim	\$0.00
Total Preliminary Study Phase	0.00
<u>Professional Services</u>	
The Wooten Company	53,743.64
Total Professional Fees	53,743.64
	Total Paid
<u>Construction</u>	To Date
NPS Solutions	125,222.72
Total Construction	125,222.72
TOTAL PROJECT COST	\$178,966.36