

## **RESOLUTION DECLARING COSTS AND PRELIMINARY ASSESSMENT ROLL AND CONFIRMATION OF ASSESSMENTS FOR MALLARD CROSSING 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 Mallard Crossing 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 March 4, 2021, the North Carolina Board of Transportation accepted the Mallard Crossing 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 Mallard Crossing subdivision roads, (Ruddy Road, Whistling Way, Baldpate Court, Canadian Court, Snow Goose 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 \$416,972 ("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 \$7,189.19 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 \$7,189.19 per lot without finance charge or interest, so long as it is made within thirty (30) days of June 1, 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 July 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 seven (7) 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 \$1,027.03 together with accrued interest.
    - ii. The first installment payment of \$1,027.03 together with 1/12<sup>th</sup> of the 3.5% per annum interest rate shall be paid on July 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 July 1<sup>st</sup> of each successive year until the assessment is paid in full.
    - iv. If the minimum annual installment amount of \$1,027.03 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 seven (7) 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 19<sup>th</sup> day of April 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 19th day of April, 2021.


ATTEST:

  
Clerk to the Board

BOARD OF COMMISSIONERS FOR  
THE COUNTY OF WAKE

By   
Matthew M. Calabria, Chair

APPROVED AS TO FORM:

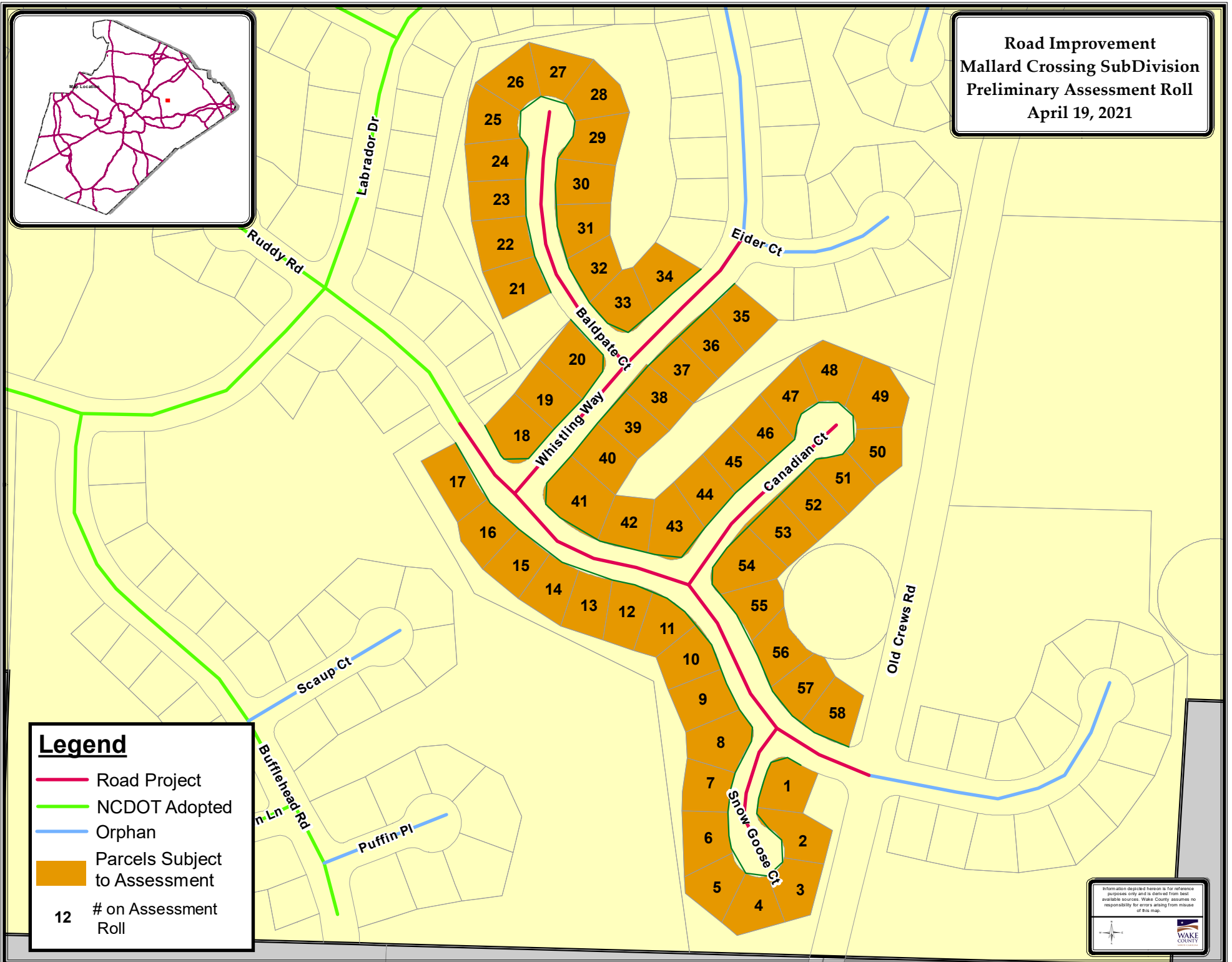
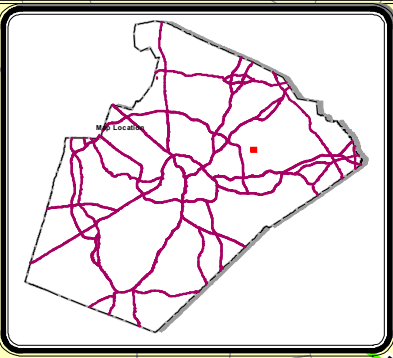
  
Scott Warren, County Attorney

## Exhibit A: Mallard Crossing Assessment Roll

OWNER NAME	MAP NUMBER	REID	SITE ADDRESS	TOTAL ASSESSMENT PER LOT
SANDOVAL, ALFREDO SANCHEZ, ELAINE	1	0218440	2101 RUDDY RD	\$7,189.19
WHITTINGTON, LETONIA D	2	0218441	4308 SNOW GOOSE CT	\$7,189.19
ATKINSON, KRISTINE D	3	0218442	4300 SNOW GOOSE CT	\$7,189.19
MIRITELLO, JAMI CHERYL MIRITELLO, SCOTT M	4	0218443	4301 SNOW GOOSE CT	\$7,189.19
STRICKLAND, JOSHUA ANDREW STRICKLAND, JAMIE KRISTIN	5	0218444	4305 SNOW GOOSE CT	\$7,189.19
SMITH, DENISE CHARLENE	6	0218445	4309 SNOW GOOSE CT	\$7,189.19
ROEMER, SUSAN L	7	0218446	4313 SNOW GOOSE CT	\$7,189.19
CHOMA, JOSEPH WILLIAM CHOMA, DORIS LORAIN	8	0218447	4317 SNOW GOOSE CT	\$7,189.19
SMITH, ASHLEY D	9	0218448	2109 RUDDY RD	\$7,189.19
SFR JV-1 PROPERTY LLC	10	0218449	2113 RUDDY RD	\$7,189.19
RAY, ARTHUR D RAY, CARYN T	11	0218450	2117 RUDDY RD	\$7,189.19
FUNG, AARON SHIH-EN FUNG, MADISON LEE	12	0218451	2121 RUDDY RD	\$7,189.19
MADUABUCHUKWU, CHIKA N	13	0218452	2125 RUDDY RD	\$7,189.19
GODA, DEBORAH	14	0218453	2129 RUDDY RD	\$7,189.19
YAMIOLKOWSHI, JOSEPH M JR	15	0218454	2133 RUDDY RD	\$7,189.19
BOHL, JEANIE	16	0218455	2201 RUDDY RD	\$7,189.19
ELAM, WILLIAM B ELAM, BARBARA W	17	0218456	2205 RUDDY RD	\$7,189.19
WAITE, BARBARA A	18	0218459	4401 WHISTLING WAY	\$7,189.19
SIGILLO, MICHELA P SIGILLO, ANTHONY J JR	19	0218458	4405 WHISTLING WAY	\$7,189.19
HARDESTY, ROBERT E HARDESTY, RENEE S	20	0218457	4428 BALDPATE CT	\$7,189.19
STRINGFIELD, JOYCE STANCIL	21	0228466	4424 BALDPATE CT	\$7,189.19
MILLER, EDWARD M MILLER, PATRICIA A	22	0228465	4420 BALDPATE CT	\$7,189.19
BORDEAUX, JENNIFER	23	0228464	4416 BALDPATE CT	\$7,189.19
FORD, KATHLEEN M KAUSS, JEANNE M	24	0228463	4412 BALDPATE CT	\$7,189.19
PONZIANO, DANIEL	25	0228462	4408 BALDPATE CT	\$7,189.19
GOWER, JERRY L GOWER, JOANN W	26	0228461	4400 BALDPATE CT	\$7,189.19
CABALLERO, BRAULIO MALAGON VEGA, EMELIA RODRIGUEZ	27	0228460	4401 BALDPATE CT	\$7,189.19
BAILEY, DONNA D	28	0228459	4405 BALDPATE CT	\$7,189.19
NZIOKA, VICTOR C NZIOKA, DANIELLE L	29	0228458	4409 BALDPATE CT	\$7,189.19
HARRELL, RONALD T	30	0228457	4413 BALDPATE CT	\$7,189.19
BRADLEY, MELANIE	31	0228456	4421 BALDPATE CT	\$7,189.19
NGUYEN, QUOC BAO TRAN, HUE LY	32	0228455	4425 BALDPATE CT	\$7,189.19
CARSON, RAYMOND A CARSON, ROYALE J	33	0228454	4429 BALDPATE CT	\$7,189.19
COLE, TYLER A	34	0228453	4505 WHISTLING WAY	\$7,189.19
LYNCH, CAMALIA C	35	0228442	4508 WHISTLING WAY	\$7,189.19
HPA II BORROWER 2020-1 LLC	36	0228443	4504 WHISTLING WAY	\$7,189.19
KNIGHT, JAMES EARL	37	0228444	4500 WHISTLING WAY	\$7,189.19
UNGARO, CAMILLA	38	0218419	4412 WHISTLING WAY	\$7,189.19
VARGAS-FLORES, PEDRO VARGAS-FLORES, JOSEFINA FLORES	39	0218420	4408 WHISTLING WAY	\$7,189.19
LOCKE, SCOTT MARTIN LOCKE, LOIS MCKELLAR	40	0218421	4404 WHISTLING WAY	\$7,189.19
MOUNTS, JEFFREY JOHN MOUNTS, CYNTHIA DAWN	41	0218422	4400 WHISTLING WAY	\$7,189.19
MARTINEZ, EFRAIN GOMES	42	0218423	2124 RUDDY RD	\$7,189.19
ROSSI, ROMNI M	43	0218424	2120 RUDDY RD	\$7,189.19
QUEZADA, RENEE G QUEZADA, MARIA A	44	0218425	4405 CANADIAN CT	\$7,189.19
MORENO-FLORES, ANGEL RUIZ, MARIA ALICIA GASCA	45	0218426	4409 CANADIAN CT	\$7,189.19
CLARK, VINCENT POPE, JOANNE	46	0218427	4413 CANADIAN CT	\$7,189.19
HARRISON, ALYSIA REGINA	47	0218428	4417 CANADIAN CT	\$7,189.19
PEREZ, MILAGROS	48	0218429	4421 CANADIAN CT	\$7,189.19
MARTIR, YENNY FERRERA, YANELY REYNA	49	0218430	4424 CANADIAN CT	\$7,189.19
FABIAN, INGRID HURTADO, FELIPE C	50	0218431	4420 CANADIAN CT	\$7,189.19
SALAS, SHERRY	51	0218432	4416 CANADIAN CT	\$7,189.19
HALL, ANTHONY J HALL, TAMMI J	52	0218433	4412 CANADIAN CT	\$7,189.19
HERRERA, DOLORES RIVERA FERRERA DE MARTIR, YANELY REYNA	53	0218434	4408 CANADIAN CT	\$7,189.19
KNIGHT, ANTHONY KNIGHT, ENNA L	54	0218435	4400 CANADIAN CT	\$7,189.19

HICKS, STEPHANIE	55	0218436	2112 RUDDY RD	\$7,189.19
ROGERSON, ALLEN DANIEL	56	0218437	2108 RUDDY RD	\$7,189.19
BULLA, QIANA N MICHAUX, DAVID P JR	57	0218438	2104 RUDDY RD	\$7,189.19
OAKFOR, ONOCHIE NWACHUKWU, EDITH	58	0218439	2100 RUDDY RD	\$7,189.19

**Road Improvement  
Mallard Crossing SubDivision  
Preliminary Assessment Roll  
April 19, 2021**



## Exhibit B: Mallard Crossing Project Costs

3/22/2021	
<b>PROJECT COST SUMMARY</b>	<b>Total Paid To Date</b>
<b><u>Preliminary Study Phase</u></b>	
Wake County performed internally	\$0.00
<b>Total Preliminary Study Phase</b>	<b>0.00</b>
<b><u>Professional Services</u></b>	
The Wooten Company	\$ 75,999.37
<b>Total Professional Fees</b>	<b>\$ 75,999.37</b>
	<b>Total Paid To Date</b>
<b><u>Construction</u></b>	
CHARTER utility Relocation	\$ 10,068.25
AT&T Utility Relocation	\$ 11,904.17
Turner Asphalt	\$ 319,001.00
<b>Total Construction</b>	<b>\$ 340,973.42</b>
<b>TOTAL PROJECT COST</b>	<b>\$416,972.79</b>