

**RESOLUTION DECLARING COSTS AND PRELIMINARY ASSESSMENT ROLL AND
CONFIRMATION OF ASSESSMENTS FOR WEST OAKS SUBDIVISION**

WHEREAS, by Resolution adopted by the Wake County Board of Commissioners on October 7, 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 West oaks 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 October 6, 2021, the North Carolina Board of Transportation accepted the West Oaks 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 West Oaks Subdivision roads, (West Oaks Drive, West Brae Court, East Brae Court, and Wyndchase 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 \$350,755.26 ("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 \$9,230.40 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 \$9,230.40 per lot without finance charge or interest, so long as it is made within thirty (30) days of January 28, 2022, 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 March 1, 2022 at a rate of 3.5% per annum; OR
 - b. *Installment Payments*: Payment may be made by installment payments, which shall not exceed five (5) 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 \$1,846 together with accrued interest.
 - ii. The first installment payment of \$1,846 together with 1/12th of the 3.5% per annum interest rate shall be paid on March 1, 2022 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 March 1st of each successive year until the assessment is paid in full.
 - iv. If the minimum annual installment amount of \$1,846 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 five (5) 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 on the 15th day of November 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 15th day of November, 2021.

ATTEST:



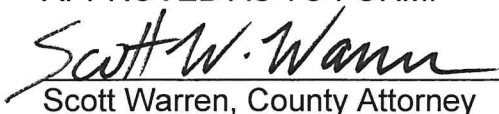
Clerk to the Board

BOARD OF COMMISSIONERS FOR
THE COUNTY OF WAKE



Matthew M. Calabria, Chair

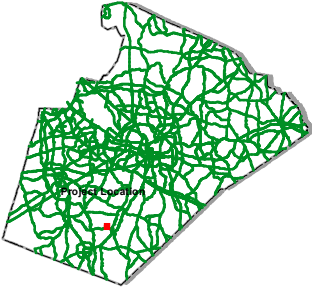
APPROVED AS TO FORM:



Scott Warren, County Attorney

Exhibit A: West Oaks Orphan Road Assessment Roll				
OWNER NAME	MAP NUMBER	REID	SITE ADDRESS	TOTAL ASSESSMENT PER LOT
COLE, MATTHEW OWEN & COLE, LISANDRA	1	0144647	5412 WEST OAKS DR	\$9,230.40
PAGE, STEPHEN	2	0144646	5408 WEST OAKS DR	\$9,230.40
PAPPAS, CHRISTOPHER GUS & PAPPAS, CYNTHIA ELAINE	3	0144645	5404 WEST OAKS DR	\$9,230.40
RAMIREZ, JOSEPH & GOSNEY, ALEXANDRA MARIE	4	0144644	5400 WEST OAKS DR	\$9,230.40
SAMS, DEBORAH A & SAMS, MARK W	5	0144643	4709 WYNDCHASE CT	\$9,230.40
BISHOP, LEONARD J & BISHOP, DARBY CHRISTINE	6	0144642	4713 WYNDCHASE CT	\$9,230.40
BEASLEY, CORY DEAN & BEASLEY, BRIANNA SPITLER	7	0144641	4716 WYNDCHASE CT	\$9,230.40
SOURISAK, SATH & SOURISAK, MICHELLE	8	0144640	4712 WYNDCHASE CT	\$9,230.40
BLACK, AUSTIN D	9	0144639	4708 WYNDCHASE CT	\$9,230.40
PMC SFR BORROWER LLC	10	0144638	4704 WYNDCHASE CT	\$9,230.40
HALL, ROBERT C III	11	0144637	4700 WYNDCHASE CT	\$9,230.40
HALL, JASON ANDREW & HALL, BRITTANY SHEA	12	0144636	5304 WEST OAKS DR	\$9,230.40
ALMEIDA, CELIO A & ALMEIDA, SPRING F	13	0144635	4705 WESTBRAE CT	\$9,230.40
SORRELS, CHARLES ROBERT	14	0144634	4709 WESTBRAE CT	\$9,230.40
NEWLIN JUSTICE, CLARKE C	15	0144633	4704 WESTBRAE CT	\$9,230.40
TEMPLE, DAVID JOSEPH & TEMPLE, WENDY LYNN	16	0144632	4700 WESTBRAE CT	\$9,230.40
HUGHES, AUSTIN DAVID & HUGHES, NEA MARIE	17	0144631	5224 WEST OAKS DR	\$9,230.40
PARTON, ERIC L & PARTON, JENNIFER A TRUSTEES OF THE PARTON LVG TRST	18	0144630	5220 WEST OAKS DR	\$9,230.40
JOHNSON, KERRY HOLT & JOHNSON, SUZANNE HOLT	19	0144629	5216 WEST OAKS DR	\$9,230.40
AVERETTE, JAMES D JR & AVERETTE, CONNIE F	20	0144628	5212 WEST OAKS DR	\$9,230.40
BRACKINS, JOSHUA A & STRANGE, PAULA S	21	0142635	5200 WEST OAKS DR	\$9,230.40
SIMMONS, ANTHONY M & SIMMONS, ERIN L	22	0144627	5201 WEST OAKS DR	\$9,230.40
KELLEY, JAIME & THOMASCH, BRIAN	23	0144623	5205 WEST OAKS DR	\$9,230.40
JORDAN, RANDY W & JORDAN, MARY L	24	0144622	5209 WEST OAKS DR	\$9,230.40
WELLS, JOSEPH A & WELLS, CAROLYN P	25	0144621	5213 WEST OAKS DR	\$9,230.40
GIAMMONA, FRANK & GIAMMONA, CARLY	26	0144620	5217 WEST OAKS DR	\$9,230.40
BRACE, NATHAN F & BRACE, ELISE C	27	0144619	5221 WEST OAKS DR	\$9,230.40
IRWIN, CHRISTOPHER T & IRWIN, SHERRY D	28	0144618	4604 EASTBRAE CT	\$9,230.40
SMITH, TRACY C	29	0144617	4600 EASTBRAE CT	\$9,230.40
LISCIO, JANET & LISCIO, JOHN	30	0144616	4601 EASTBRAE CT	\$9,230.40
WIENCKEN, PATRICIA R & WIENCKEN, ROBERT WARREN	31	0144615	4605 EASTBRAE CT	\$9,230.40
RICHARDSON, ROBERT L & RICHARDSON, ANNALEE V	32	0144614	5309 WEST OAKS DR	\$9,230.40
REHKAMP, KARL B & REHKAMP, CHLOE J	33	0144613	5313 WEST OAKS DR	\$9,230.40
RIECHERS, JEFFREY P & RIECHERS, HEIDI	34	0144612	5317 WEST OAKS DR	\$9,230.40
BRUGLER, THOMAS STANTON & CARTRETTE, SUSAN MARIE	35	0144611	5401 WEST OAKS DR	\$9,230.40
SWAYNGIM, ERIC B & SWAYNGIM, SELENA J	36	0144610	5405 WEST OAKS DR	\$9,230.40
CASTELLI, BRIAN A & CASTELLI, KAREN S	37	0144609	5409 WEST OAKS DR	\$9,230.40
GARDNER, BILLY G & GARDNER, DONNA B	38	0144608	5413 WEST OAKS DR	\$9,230.40

West Oaks Subdivision Road Improvement Assessment Roll Map



Johnson Pond Rd

Eastbrae Ct

West Oaks Dr

Damask Ct

Hilltop Needmore Rd

Legend



- Road Project Limits
- Properties 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: West Oaks Road Improvement Final Costs	
11/3/2021	
PROJECT COST SUMMARY	Total Paid To Date
<u>Preliminary Study Phase</u>	
Neighborhood Homeowner estimated costs	\$0.00
Total Preliminary Study Phase	0.00
<u>Professional Services</u>	
The Wooten Company	78,796.16
Total Professional Fees	78,796.16
	Total Paid To Date
<u>Construction</u>	
Jsmith Civil	271,809.10
FDC Mileage Allowance	150.00
Total Construction	271,959.10
TOTAL PROJECT COST	\$350,755.26