



## AGENDA ITEM COVERSHEET

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**PREPARED BY:** Jeremy Hardison, Community  
Development Director

**DEPARTMENT:** Community  
Development

**MEETING:** Town Council – 10 09 2024

**SUBJECT:** Hearing on Preliminary Assessment Resolution to improve the 1500 block of Spot Ln and to adopt a Capital Project Ordinance .

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### **BACKGROUND:**

On July 11, 2024, the property owners (Wilmington Beach Investment Corporation) adjacent to the 1500 block of Spot Ln. submitted a petition to improve the right-of-way to access their lots for development (Attachment 1). In 2014 the Town finished the Wilmington Beach Pavement Project. The area was not included at that time because of permits with potential wetlands. The area is not accessible to do vegetation. The unimproved right-of-way in this area is 50' wide and 570' in length. There are 14 lots owned by the same entity (applicant). The current tax value of each lot is \$3,500. Lots in this area with improved street frontage have a current tax value of \$175,000.

During the public hearing the Town Council can hear from all interested persons who appear with respect to any matter covered by the preliminary assessment resolution (Attachment 2) for the street improvements. The Town Council may adopt a final assessment resolution directing that the project or portions thereof be undertaken. The improvements consist of the following for the 1500 block of Spot Ln.

- a. Engineered design for the 570' (length) X 20' (width) of pavement to connect to South Carolina Ave and Texas Ave
- b. Install water and sewer mains
- c. Install storm water management
- d. Install fire hydrant

The preliminary numbers of the improvements totaled \$1,088,913 (attachment 3). Historically when the Town has paved streets there has been an assessment of two thirds (66.7%) of the total cost of the improvement, to be assessed upon the property receiving the improvements.

If the assessment resolution is approved staff will start the design of the improvements for the 1500 block of Spot Ln. Once the project is complete, staff will present the Town Council with the final project cost at the preliminary assessment roll hearing. At or after the hearing, the Town Council shall annul, modify, or confirm the assessments, in whole or in part, either by confirming the preliminary assessments against any lot, parcel, or tract described in the preliminary assessment roll or by cancelling, increasing, or reducing the assessments as may be proper in compliance with the basis of assessment. If any property is found to be omitted from the preliminary assessment roll, the board may place it on the roll and make

the proper assessment. When the board confirms assessments for the project, the clerk shall enter in the minutes of the board the date, hour, and minute of confirmation. From the time of confirmation, each assessment is a lien on the property assessed of the same nature and to the same extent as the lien for county or town property taxes, under the priorities set out in G.S. 153A-200.

**ACTION REQUESTED:**

- Consider approving the preliminary assessment resolution 24-2314 to improve the 1500 block of S. Second Street.
- Consider Budget Ordinance 24-1236 for paving and stormwater
- Consider Budget Ordinance 24-1237 for water and sewer

**RECOMMENDED MOTION:**

Approval – whereas in accordance with the provisions of the NCGS, the Town Council adopts the preliminary assessment resolution 24-2314 and its terms directing that the project be undertaken and creating a capital project ordinance 24-1236 and 24-1237.

Denial – whereas in accordance with the provisions of the NCGS, the Town Council does not approve the preliminary assessment resolution for the project to be undertaken.

**Attachments**

1. Petition
2. Preliminary Assessment Resolution
3. Estimated Opinion of Cost
4. Proposed Capital Project Ordinances