

Annexation

Revised 5/19/2024

The following document is for informational purposes only. The Annexation Committee is not an official BOA committee, and the BOD is not making a recommendation for or against annexation at this time.

What is annexation? Annexation is the process by which a city adds land to its jurisdiction. The city then extends its services, laws and voting privileges to meet the needs of residents in the annexed area.

Why Consider annexation? Following extensive research, annexation has been identified as being the fastest, most efficient, least costly and most practical strategy to improve the quality of our water and to lower its cost for Brandywine residents.

Pros and Cons of annexation:

- Dedicated police services including regular patrols and noise ordinance enforcement.
- Dedicated fire and rescue services.
- Dedicated street maintenance services for city owned streets.
- The opportunity to fully participate in the Morehead City community, including voting in city elections. We are a voting force and could likely elect one of our own to the City Council.
- Our covenants, and sub division covenants will remain as long as our covenants are equal to or more strict than Morehead City ordinances.
- City code enforcement including but not limited to nuisance, overgrown vegetation and abandoned vehicle processing.
- Carteret County provides mosquito control, MHC only when requested.
- No open burning.
- Pets must be registered with the city., current fee - \$5.00
- Residents pay a reduced rate for the recreation center and other city facilities (parks, fields, train depot rental) and youth summer camps.
- Residents pay a reduced rate for cemetery plots.
- Reduction in cost burden to HOAs which can reduce HOA fees.
- Potential increase in residential sale marketability.

Pros and Cons, Transfer of road ownership:

- Street maintenance and cost is the responsibility of the city. MHC will accept our roads as is.
- Although MHC has never done it, by statute, they can assess for infrastructure construction, repair and maintenance.
- Speed limits, street signs and speed bumps can be set by MHC. Speed limits cannot exceed 25mph.
- Regular street sweeping.
- Regular police patrol and enforcement.

- City animal control services.
- Regular trash, recycling and yard waste pickup. The current cost of these services is \$24.50/month including 1 cart for trash, 1 cart for recycling. Solid waste pick up weekly, recycling bi-weekly.
- Bulk pickup of furniture, appliances, bedding, carpets, boxes, clothing, household items and 100% dry paint.
- \$157 Annual disposal fee (Greenbox Fee) for using transfer station is no longer charged to those that do not have trash service. See your RE tax bill.
- Debris removal in the event of a storm or hurricane.
- Street light cost of maintenance and service will become the responsibility of the city.
- School buses may be allowed.
- Our gates will remain, but must remain open at all times
- All vehicles, including golf carts, scooters etc will be subject to MHC laws for 24/7 driving. There is an option to register golf carts for daytime, fair weather use only. Most golf carts can comply with these requirements with minor modifications. Seat belts and liability insurance are required and drivers must be at least 18 and licensed.

Effect of taxes and water/sewer rates:

- Addition – Morehead City Real Estate property tax is currently .38 per \$100 of tax valuation/year.
- Subtraction – Wildwood Fire District tax is currently .1125 per \$100 of tax valuation/year.
- Addition – Morehead City water and sewer rates are currently:
 Water – 0-2000 gal, \$17.81, then \$8.91/1000gal/month
 Sewer – 0-2000 gal, \$20.98, then \$10.50/1000gal/month
- Subtraction-CWS water and sewer rates are currently:
 Water - \$27.30 base plus \$12.02/1000gal/month
 Sewer - \$49.36 base plus \$14.94/1000gal/month

Example 1 – Tax valuation of \$225,330 using 3000gal/month will have a net savings of \$589.33/year

Example 2 – Tax valuation of \$293.972 using 3000gal/month will have a net savings of \$405.71/year

Example 3 – Tax valuation of \$352,228 using 3000gal/month will have a net savings of \$249.87/year

If the water usage is higher, the savings is higher.

Note, all calculations based on current rates as shown and are subject to change.

Effect of taxes and water rates for residents with septic systems:

- Addition – Morehead City Real Estate tax is currently .38 per \$100 of tax valuation/year.
- Subtraction – Wildwood Fire District tax is currently .1125 per \$100 of tax valuation/year
- Addition – MHC water – 0-2000 gal, \$17.81, then \$8.91/1000gal/month
- Subtraction – CWS water - \$27.30 base plus 12.02/1000 gal/month

Example 1 – Tax valuation of \$225,330 using 3000gal/month will have a net increase of \$163.07/year

Example 2 – Tax valuation of \$293.972 using 3000gal/month will have a net increase of \$399.69/year

Example 3 – Tax valuation of \$352,228 using 3000gal/month will have a net increase of \$502.53/year

If the water usage is higher, the net increase is lower.

Note, if forced to connect to MHC sewer, based on 3000gal/month, sewer cost is an additional \$377.76/year.

Note, all calculations based on current rates as shown and are subject to change.

Pros and Cons of city water and sewer service:

- Much lower water and sewer rates for properties using those city services.
- Residents with wells and septic systems will not be charged for these services until such time that services are made available which must occur within 42 months. Then, connection will be required at owners expense. Old septic systems must be pumped and filled in at owners expense. However, we have learned there is a potential bill before the NC legislature that will prohibit municipalities from forcing residents with septic systems to connect to the municipal sewer system.
- Water is safe to drink and tested daily.
- Water is conditioned resulting in:
 - Auto flushers no longer necessary and less hydrant flushing is needed.
 - Individual water filters and softeners are no longer needed
- If yours is a gravity system, water will run and toilets will flush during power outages.
- Every water treatment plant, lift station, pump station and the waste water treatment plant is continuously monitored and have high capacity generators
- Individual water meters will be replaced with electronic meters which are monitored for leakage.
- Residents will be charged a onetime refundable fee of \$130 meter deposit.
- Although MHC has never done it, by statute, they can assess for infrastructure construction, repair and maintenance.

How is annexation accomplished? There are several ways this can occur. The most likely path to success for Brandywine is through assignment by the NC legislature. The NC legislature can create a local bill to annex the properties to the municipality **IF** the vast majority of the property owners are in favor of the annexation. The percentage of property owners that are in favor of annexation would need to be a minimum of approximately 80%.

What Can I do?

- Letters from HOA's, votes or petitions requesting relief from our water situation and desire to annex? Need overwhelming support, >80%.

Open Issues:

- Drainage and streetlights
- Water test comparisons, CWS well head vs from your faucet vs MHC
- Septic tank issues
- Independent review and legal review

Please submit your comments and questions to Brandywineowners70@gmail.com