



Mayor
Ben White
Mayor ProTem
Lynn McIlhaney
City Manager
Glenn Brown

Councilmembers
John Crompton
James Massey
Dennis Maloney
Lawrence Stewart
David Ruesink

Agenda
College Station City Council
Workshop Meeting
Tuesday, December 16, 2008 3:00 p.m.
City Hall Council Chambers, 1101 Texas Avenue
College Station, Texas

1. Presentation, possible action, and discussion on items listed on the consent agenda.
2. Presentation, possible action, and discussion regarding annexation planning in general as well as a recommendation concerning the proposed annexation of three areas in the City's extraterritorial jurisdiction under the exempt status.
3. Presentation, possible action and discussion on a proposal to increase parking rates.
4. Presentation, possible action, and discussion regarding Usage of City Soccer Athletic Facilities.
5. Presentation, possible action, and discussion regarding nuisance noise issues and responses.
6. Presentation, possible action, and discussion regarding on-going efforts to realize a signature event for the City.
7. Council Calendar

December 18	Arts Council of Brazos Valley – Carols & Canapes, 5:30 p.m.
December 18	P&Z Workshop/Regular meeting, 6:00 p.m.
December 24-25	City Offices Closed for Holiday
January 1	City Offices Closed for Holiday
January 5-7	4 th Annual Texas Transportation Forum, 8:00 a.m.
January 8	Council Workshop/Regular meeting, 3:00 p.m. & 7:00 p.m.
January 12	Council Mini Retreat, Carters Creek Conference Room, 8:30 am
8. Presentation, possible action, and discussion on future agenda items: A Council Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting
9. Discussion, review and possible action regarding the following meetings: Arts Council of the Brazos Valley, Audit Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Brazos Valley Wide Area Communications Task Force, Cemetery Committee, Design Review Board, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief

Traditional Values, Progressive Thinking
In the Research Valley

Funding Review Committee, Library Committee, Metropolitan Planning Organization, National League of Cities, Outside Agency Funding Review, Parks and Recreation Board, Planning and Zoning Commission, Sister City Association, TAMU Student Senate, Research Valley Partnership, Regional Transportation Committee for Council of Governments, Texas Municipal League, Transportation Committee, Wolf Pen Creek Oversight Committee, Wolf Pen Creek TIF Board, Zoning Board of Adjustments, BVSWMMA, (Notice of Agendas posted on City Hall bulletin board).

10. Executive Session will immediately follow the workshop meeting in the Administrative Conference Room.

Consultation with Attorney {Gov't Code Section 551.071}; possible action. The City Council may seek advice from its attorney regarding a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. Litigation is an ongoing process and questions may arise as to a litigation tactic or settlement offer, which needs to be discussed with the City Council. Upon occasion the City Council may need information from its attorney as to the status of a pending or contemplated litigation subject or settlement offer or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. The following subject(s) may be discussed:

- a. Application with TCEQ for permits in Westside/Highway 60 area, near Brushy Water Supply Corporation.
- b. Sewer CCN permit requests.
- c. Water CCN permit requests.
- d. Water service application with regard to Wellborn Special Utility District.
- e. Bed & Banks Water Rights Discharge Permits for College Station and Bryan
- f. Attorney-client privileged information and possible contemplated litigation of prior expenditures of College Station funds made by Paul Urso to Texcon.
- g. Legal aspects of Water Well, permits and possible purchase of or lease of water well sites.
- h. Cliff A. Skiles, DVM & C.A. Skiles Family Partnership, Ltd. Water permit applications with the Brazos Valley Groundwater Conservation District.
- i. JK Development v. College Station.
- j. Taylor Kingsley v. College Station.
- k. State Farm Lloyds as Subrogee of Mikal Klumpp v. College Station.
- l. TMPA v. PUC (College Station filed Intervention).
- m. City of Bryan suit filed against College Station, Legal issues and advise on Brazos Valley Solid Waste Management Agency contract, on proposed methane gas contract. Update on legal proceedings for Grimes County Landfill site and contracts for development of Grimes County site.
- n. Weingarten Realty Investors v. College Station, Ron Silvia, David Ruesink, Lynn McIlhaney, and Ben White.

11. Action on executive session, or any workshop agenda item not completed or discussed in today's workshop meeting will be discussed in tonight's Regular Meeting if necessary.

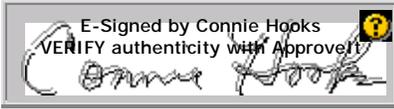
12. Adjourn.

APPROVED:

City Manager

Notice is hereby given that a Workshop Meeting of the City Council of the City of College Station, Texas will be held on the 16th day of December, 2008 at 3:00 pm in the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this 13th day of December, 2008 at 2:00 pm



City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Governing Body of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov . The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on December 13, 2008 at 2:00 pm and remained so posted continuously for at least 72 hours preceeding the scheduled time of said meeting.

This public notice was removed from the official board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2008.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____,

Notary Public – Brazos County, Texas My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.

**16 December 2008
Workshop Agenda Item No. 2
Annexation**

To: Glenn Brown, City Manager

From: Bob Cowell, AICP, Director of Planning and Development Services

Agenda Caption: Presentation, possible action, and discussion regarding annexation planning in general as well as a recommendation concerning the proposed annexation of three areas in the City's extraterritorial jurisdiction under the exempt status.

Recommendation: The Planning & Zoning Commission heard this item on 20 November and recommended moving forward with the annexation of the exempt areas as presented by staff. The Commission also asked staff to consider annexing additional property located between FM 2154 and I&GN Road. The additional property was added to annexation area #1 and is shown as hatched on the attached map.

Summary: In June of this year, the City Council instructed staff to begin the planning process for areas that could be annexed using the three year process and the exempt process. Since that time, staff has met on several occasions to discuss areas that could potentially be annexed under both scenarios. In summary, staff's original recommendation was to move forward with the annexation of three areas (totaling approximately 757 acres) via the exempt process now and pursue the three year annexation process upon completion of the comprehensive plan and further development of our fiscal impact model. The additional area recommended by the Planning & Zoning Commission represents approximately 86 acres, bringing the current total to 843 acres.

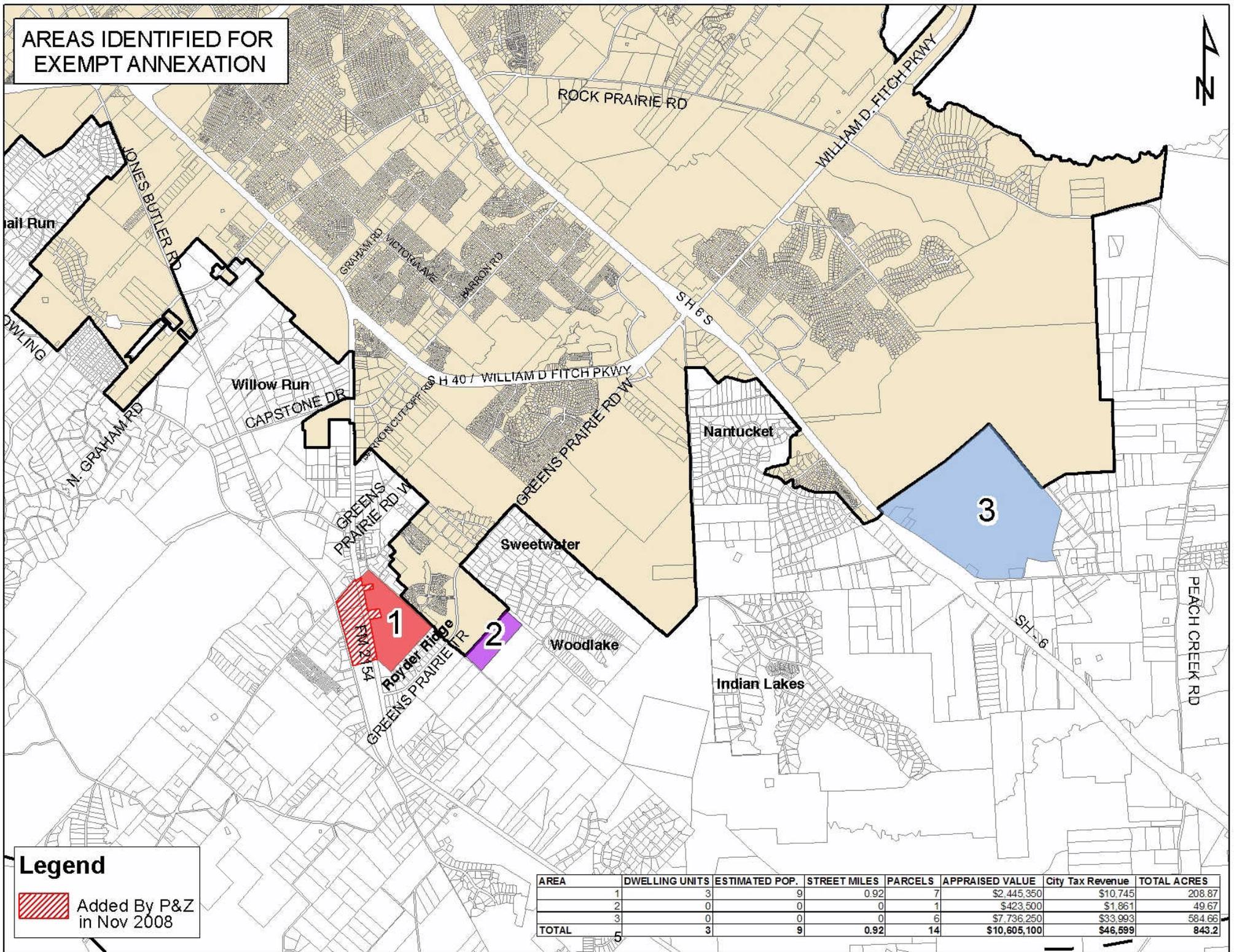
Staff has also identified areas that could be placed in the three year annexation plan and will be prepared to present these areas for discussion at the workshop meeting.

Budget & Financial Summary: A detailed Fiscal Impact Analysis is included in the attached summary report.

Attachments:

1. Map of Proposed Annexation Areas
2. Recent Annexation History
3. Proposed Annexation Timeline
4. Draft P&Z Minutes
5. Annexation Impacts – Summary Report

AREAS IDENTIFIED FOR EXEMPT ANNEXATION



Legend

 Added By P&Z in Nov 2008

AREA	DWELLING UNITS	ESTIMATED POP.	STREET MILES	PARCELS	APPRAISED VALUE	City Tax Revenue	TOTAL ACRES
1	3	9	0.92	7	\$2,445,350	\$10,745	208.87
2	0	0	0	1	\$423,500	\$1,861	49.67
3	0	0	0	6	\$7,736,250	\$33,993	584.66
TOTAL	3	9	0.92	14	\$10,605,100	\$46,599	843.2

RECENT ANNEXATION HISTORY

1994

- Annexation policy driven by electric CCNs—utility service (electric and service basins for 2 waste water Treatment plants)

1995 and 1996

- 1994 annexation plan completed
- Approximately 5,225 acres annexed

December 1999

- Annexation plan adopted (as required by new State law) – it stated that the City of College Station has no areas identified for annexation. It also stated that the City may annex properties that are exempt from the annexation plan process.

April 2001

- Annexation feasibility study presented to Council (part of Council Strategic Plan)
- Council gave direction to move ahead with Priority 1 areas (exempt areas—general), which later became know as the “2002 annexation”

October 2002

- 2002 annexation complete (4,200 acres)

March 2003

- Utility extension policy formalized as part of the on-going annexation strategy

November 2004

- Annexation petition in F&B area granted (6.843 acres)

February 2006

- Change in ETJ utility extension policy—previously land owners that wanted city utilities had to request annexation (exceptions could be granted). Generally, the time and cost involved in permitting private sewage facilities, developing them, and providing continuous maintenance for dense ETJ developments are prohibitive. With sewer CCNs, the City is able to provide public services that will allow for denser development with waste water facilities to city standards. The only way to ensure that the quality of development that can occur with this service is to all city standards (infrastructure construction, fire code, building code, park provision, etc.) is to annex.

As the City is responsible for planning and development of these utilities, and as we do not have land use controls in the county, it lends to a more aggressive annexation policy to bring these properties in and control the land use (“therein established an annexation policy and program to incorporate affected areas in a manner that sufficiently addresses planning and development issues for the extended utility systems”).

June 2006

- Council stated in a workshop session that they wanted to pursue annexation through exempt areas and through a 3-year annexation plan

December 2006

- Staff presented four areas (totaling 3,411 acres) to Council for possible annexation through the exempt status. Council encouraged staff to move forward with the annexation process and asked staff to increase the size of annexation area 4 and add another area (annexation area 5).

February 2007

- Staff presented Fiscal Impact Analysis for five annexation areas as instructed by Council. Council received the information and encouraged staff to move forward with the annexation process.

August 2007

- Workshop Session: Staff presented preliminary thoughts on areas that could be included in a 3-year annexation plan
- Regular Session: Council adopted an ordinance authorizing the preparation of an annexation service plan and establishing two annexation public hearings (16 and 19 November 2007). However, HB 1472 (see below) caused a delay in the annexation process and the two public hearings did not take place in November as originally scheduled.

September 2007

- Staff presented Council with information regarding the 3-year annexation plan. Staff also made Council aware of a new State Law (HB 1472) that requires Cities to offer a development agreement in lieu of annexation when the property is appraised as agricultural. Council instructed Staff to give property owners 45 days to respond to annexation development agreement offers.

November 2007

- Council approved 29 annexation development agreements representing approximately 3,400 acres of the original 6,700 plus acres scheduled for annexation.

January 2008

- Council approved an ordinance authorizing the preparation of an annexation service plan and establishing two annexation public hearings (24 & 29 January 2008) for six areas. The sixth area (Kyle View Estates) was added at the request of the developer.

February 2008

- Council approved an ordinance annexing four of the six annexation areas (annexation area five was removed). Council also directed staff to reduce the size of annexation area four.

March 2008

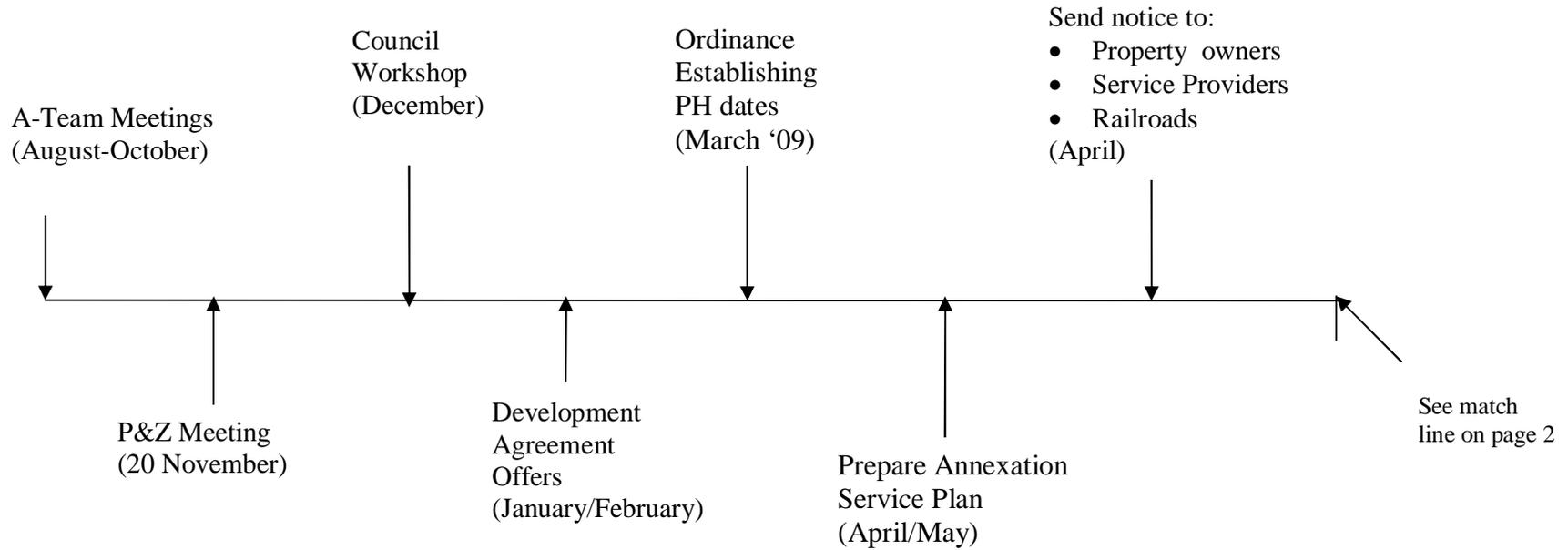
- Council approved the annexation of modified area four (as directed by Council in their February meeting)

June 2008

- Workshop Session: Staff presented a general overview of the three year annexation plan process and presented a map showing areas that could potentially be considered as part of a three year annexation plan. Council indicated that they would like to pursue annexation through the three year process and the exempt process, indicating a desire to use the exempt process to annex properties not annexed earlier in the year.

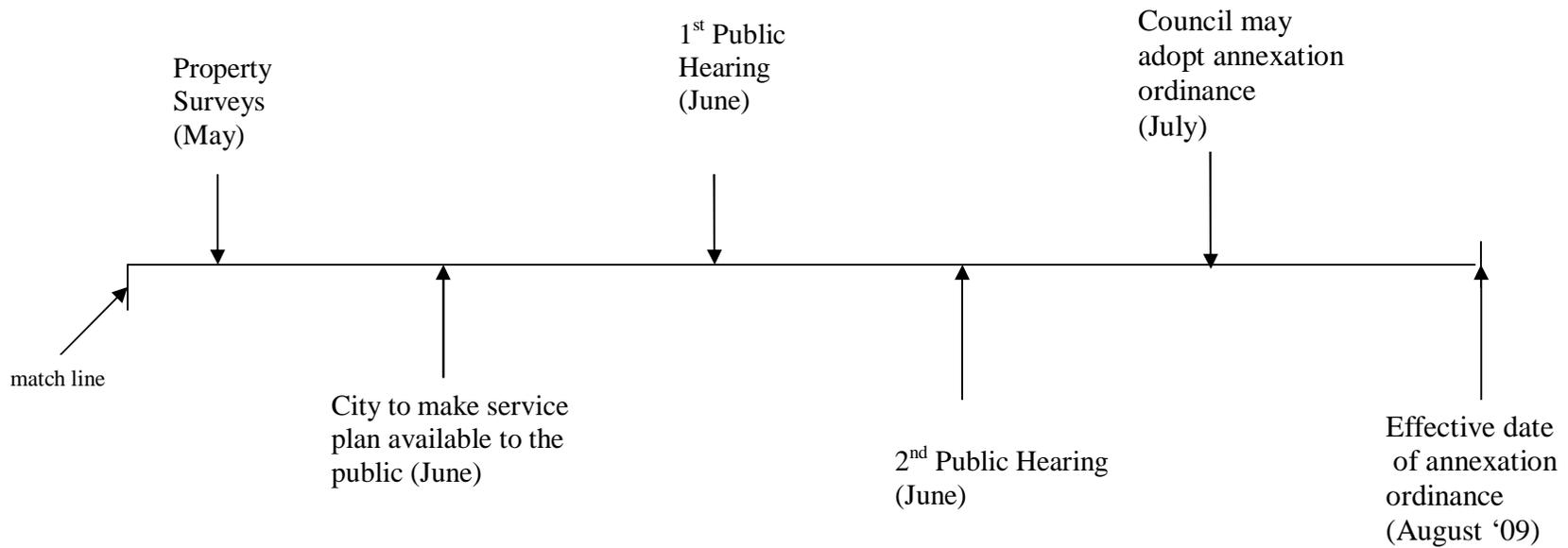
Annexation Plan Process Proposed Schedule

2009 Exempt Properties



Annexation Plan Process Proposed Schedule

2009 Exempt Properties





MINUTES
PLANNING AND ZONING COMMISSION
Regular Meeting
Thursday, November 20, 2008
at 7:00 p.m.
City Hall Council Chambers
1101 Texas Avenue
College Station, Texas

COMMISSIONERS PRESENT: Chairman John Nichols, Noel Bauman, Paul Greer, Doug Slack, Thomas Woodfin and Hugh Stearns

COMMISSIONERS ABSENT: Bill Davis

CITY COUNCIL MEMBERS PRESENT: None

CITY STAFF PRESENT: Senior Planner Jennifer Prochazka, Staff Planners Jason Schubert, Lauren Hovde and Matt Robinson, Graduate Civil Engineer Erika Bridges, Assistant City Engineer Josh Norton, Senior Assistant City Engineer Carol Cotter, Planning Administrator Molly Hitchcock, Director Bob Cowell, Assistant Directors Lance Simms and Gabriel Elliott, First Assistant City Attorney Carla Robinson, Action Center Representative Carrie McHugh and Staff Assistant Brittany Caldwell

8. Public hearing, presentation, possible action and discussion on annexation planning in general as well as a recommendation to City Council regarding the proposed annexation of three areas in the City's extraterritorial jurisdiction under the exempt status. **(LS)**

Assistant Director Lance Simms presented the proposed annexation of three areas in the City's extraterritorial jurisdiction under the exempt status. The exempt annexation areas recommended by staff include land between FM 2154 and Creek Meadows Subdivision (Area 1), land southeast of Creek Meadows Subdivision (Area 2), and land on the east side of State Highway 6 South (Area 3). He also presented staff's thoughts on areas that could be included in the three-year annexation plan.

Commissioner Woodfin stated that the property on the west side of FM 2154 needs to be included in annexation area one.

There was general discussion regarding the annexation areas.

Chairman Nichols opened the public hearing.

William Mather, president and managing partner for Texas World Speedway, stated that none of the proposed annexation areas fit into the definition of exempt properties because there has to be one or more residence on each tract.

Chairman Nichols closed the public hearing.

In response to Mr. Mather's comment, Mr. Simms stated that the City can and has annexed vacant properties without single-family housing on it.

Chairman Nichols stated that areas one and two make sense, but area three is a significant piece of property that may need to be considered during the three-year plan. He also stated that including the property on the west side of FM 2154 to the exempt package complicates the plan.

Commissioner Woodfin motioned to recommend approval of the exempt annexation package of three areas with the condition that the package be expanded to include land across FM 2154 from the one area so that both sides of the road would be considered. He recommended that the three-year annexation plan should wait until after the City adopts its new Comprehensive Plan. Commissioner Greer seconded the motion, motion passed (6-0).

Annexation Impacts



Summary Report

3 December 2008

Table of Contents

	Page
Area Descriptions.....	1
Reasons to Consider Annexation	2
Immediate Impacts	
Police Services.....	3
Fire Services (Including EMS, Code Enforcement and Fire Prevention)	3
Solid Waste Collection.....	3
Public Works	4
Building Permits and Inspections	4
Planning.....	4
Fiscal Impact Analysis	5
Summary by Annexation Area	7
Revenue Summary	8
Methodology for Revenue Calculations	9
 Appendix A - Service Standard Collection of Annual Public Costs	
Area 1	10
Area 2	11
Area 3	12
 Appendix B - Map of Annexation Areas	13

Annexation Cost Considerations Summary Report

There are many reasons a city considers annexation. These include securing tax base, providing for utility planning, ensuring good land use and thoroughfare planning, providing for safe building construction as well as providing room for future population growth. As areas on the periphery of a city begin to develop and use city services it is also important to consider bringing them into the city limits. Historically annexation has been a very important factor in sustaining the population growth of Texas cities. Annexation is a growth strategy and has been a critical one for Texas cities in the past. Recent legislative changes have made annexation more difficult and there are many considerations in using this strategy in any community.

A critical part of any annexation consideration is the anticipated impact caused on service delivery, including the immediate "day after" services and the ultimate costs and revenues expected upon full build-out. This report is intended to present all of these cost considerations.

There are three areas being considered for possible annexation under the exempt status at this time. A map of the proposed annexation areas is included as Exhibit B. A general description of each area is provided below:

Area #1 contains seven parcels, five dwelling units, and approximately 207 acres. It is generally located along FM 2154, south of the Wellborn community. The vast majority of this area is appraised as agricultural use for property tax purposes. There is less than one mile of public roadway in this area.

Area #2 is a 50 acre parcel generally located south of Greens Prairie Trail. This area is vacant, appraised as agricultural use for property tax purposes, and contains no public roadway.

Area #3 contains six parcels and approximately 584 acres. It is generally located on the east side of State Highway 6 South at its intersection with Peach Creek Cut-Off Road. There are no residential units or public roadways in this area.

Annexation Considerations

In order to provide for a stable tax base, enable land use and thoroughfare planning, assure orderly growth, and provide for safe building construction, all areas should be considered for annexation. Area #1 will ensure that the City is able to control a portion of the FM 2154 corridor as the majority of the frontage within this area is undeveloped. Since the property in Area #1 is largely vacant, annexing this area will also secure room for future growth as needed by the city. Area #2 is currently vacant and located between the city limits and a 55 acre tract that is subject to the terms of a non-annexation development agreement. Area #3 provides control of a portion of the frontage along the east side of State Highway 6 South, a major City gateway and it is also a prime location for future commercial development activity. The City also holds the CCN for water service in Area #3 and we currently provide water service to this area.

Areas #1 and #2 are totally within the Wellborn Special Utility District's service area and served by the Wellborn Special Utility District. Areas #1 and #2 are in the electric service territory of Bryan Texas Utilities (BTU). Electrical power for area #3 is provided by Entergy.

Chapter 43 of the Texas Local Government Code allows Cities to annex up to ten percent of its size in any given year. This amount is allowed to be accrued and may accumulate for up to three years. Currently, College Station may annex up to 3,174 acres. The total acreage under consideration as part of this proposal is approximately 843 acres.

Immediate Impacts of Annexation

The first cost consideration involves those services that are provided immediately upon annexation. These include police services, fire protection, emergency medical services, code enforcement, solid waste collection, public R.O.W. maintenance, utility maintenance (as applicable), planning & zoning, and building permitting and inspections. The Departments responsible for these services have provided information to assess the potential impact of annexing the areas under consideration. The following is a summary of the initial impacts by Department:

Police Services

The areas proposed for annexation should not have an adverse impact on the Police Department's ability to provide services. The land uses as proposed, do not create a need for more officers at this time. As development occurs, there is a possibility that beats will have to be restructured to adequately distribute the additional workload. The Police Department will monitor and address issues as the areas proposed for annexation are built out and a larger demand for emergency services is necessary.

Fire Services

Annexation of all areas will have a moderate impact on the Fire Department's service levels. As with any potential annexation there will be impacts on the Fire Department's ability to deliver services within designated drive times. As a result of these annexation processes there may be a need to add additional resources to the fire department to meet the service demands. Planning for a new fire station that houses staffing for one fire engine and one ambulance is currently underway for the west side of the city. The Fire Department is also considering the need for an additional station on the east side of SH 6 in the southern portion of the city. In the Fiscal Year 2009 budget, funds were included to purchase of a 2,500 gallon water tanker and a grass firefighting truck. This equipment will enable the Fire Department to effectively respond to off-road areas and areas not currently covered by fire hydrants.

The College Station Fire Department will continue to work with the Brazos County Volunteer Fire Departments through existing mutual aid agreements to protect newly annexed areas as growth occurs. It is important to note that the annexation of these areas may negatively impact the City's next ISO evaluation.

Solid Waste Collection

The proposed exempt annexation areas can be absorbed by the Sanitation Division without additional personnel or collection equipment. These areas are currently being serviced by private waste service providers. Per state law, existing contracted services may continue to be provided by the company for a period of two years after the effective annexation date.

Public Works - Road mowing and maintenance

Right-of-Way and maintenance costs are approximately \$7,500 per mile annually. Therefore, the total annual cost for ROW mowing and maintenance related to this annexation proposal is estimated to be less than \$4,000.

Building Permits and Inspections

The areas under consideration should not have an adverse impact on current service levels. Once the annexed areas begin to develop, service levels may have to be adjusted to reflect the additional workload unless personnel are added.

Planning

The proposed exempt annexations areas may have a slight adverse impact on current service levels. The Planning and Development Services Department currently services this property by way of administration of Article 8. Subdivision Design and Improvements of the CITY OF COLLEGE STATION UNIFIED DEVELOPMENT ORDINANCE. The ETJ (and therefore platting authority) will slightly expand as a result of annexing these areas. For newly annexed territory, planning and development services will be provided immediately upon annexation. Depending on the on the rate of development, there may be a slight impact on current performance levels. Once annexed areas begin to develop, service levels may have to be adjusted to reflect the additional workload unless additional personnel are added.

Fiscal Impact Analysis

Short-Term Fiscal Impact

The current appraised value of the property contained in all three areas is \$10,605,100. Based on the current City of College Station tax rate of 43.94 cents per \$100 of valuation, the City could expect to receive annual property tax revenues of \$46,599. These areas will not be annexed until after 1 January 2009, therefore, they City will not begin receiving property tax revenues until 2010.

A summary of the current appraised value and respective tax revenue estimate for each annexation area is provided below:

Area	Appraised Value	Estimated Annual Tax Revenue
1	\$2,445,350	\$10,745
2	\$423,500	\$1,861
3	\$7,736,250	\$33,993
Total	\$9,384,080	\$46,599

Full Build-Out Scenario

The fiscal impact analysis used here is a tool that estimates the annual costs and revenues that the City will incur once the identified property is fully developed. This information is provided to help project the need for municipal services, to monitor the costs of land use decisions, and to give officials information for making growth and planning decisions.

For this analysis the widely accepted Service Standard Method was used¹. This analysis should be treated as an estimate based upon the best data available. In addition, it is important for decision-makers using this information to understand the assumptions upon which it is based.

1. In this model it is assumed that the current level of municipal services in College Station will be maintained in newly annexed areas.
2. This analysis provides estimates for these areas once they are fully developed. Some of these areas may not develop for 20+ years. The costs / benefits in the interim will vary, but typically costs to the City are higher until the areas fully develop.

1 - More information on this method is available in *The Fiscal Impact Handbook* by Robert Burchell & Davide Listokin.

3. All costs and revenues are in current dollars based on current budget data.
4. The model is based on existing tax and utility rates that may change over time. Future changes to the land use plan may also change future fiscal impacts.

Demands and Costs

The analysis begins by using future land use assumptions, based on development in accordance with the City's adopted Land Use Plan, to estimate the population for each annexation area. Using existing development as a model, the average number of dwelling units for residential areas is calculated. Census data for persons per household is used to calculate the projected population.

Existing service levels for the City are then used to calculate the demand for City services in the annexation areas. An equal level of service is applied to the annexation area to yield the demand for services. Costs per year for the demanded services are calculated using cost ratios to compensate for the varied nature of service provided by different departments. This results in a cost per year to provide the existing level of service to the annexation areas.

Revenues

Revenues are calculated for property taxes, sales taxes, and utility fees. Estimates are based on current revenues from the existing City applied to the projected development in the annexation areas.

Conclusions

The following tables summarize the results of the fiscal impact analysis. According to the results of the fiscal impact analysis, annexing all three areas will result in a financial loss to the City. Annexation areas #1 and #2 represent a loss of \$37,033 and \$8,832 respectively. Annexation area #3 has the highest overall cost at \$264,061. It is important to note that this model does not capture any revenue from "one time" charges such as building permit fees and development fees.

Overall the results show that annexing all three areas would cost the City \$309,926 annually once these areas are fully developed. It should be noted that future changes in the Land Use Plan or development patterns will affect these projections.

Summary of Fiscal Impact Analysis by Area

Area 1

Costs	\$108,119
Property Tax Revenues	\$31,191
Sales Tax Revenues	\$18,050
Utility Revenues	\$21,845
Total	-\$37,033

Area 2

Costs	\$26,176
Property Tax Revenues	\$7,608
Sales Tax Revenues	\$4,408
Utility Revenues	\$5,328
Total	-\$8,832

Area 3

Costs	\$770,492
Property Tax Revenues	\$222,139
Sales Tax Revenues	\$128,714
Utility Revenues	\$155,578
Total	-\$264,061

Summary of Revenues at Build-out

Property Tax Revenue – Area 1	\$31,191
Property Tax Revenue – Area 2	\$7,608
Property Tax Revenue – Area 3	\$222,139
Total Property Tax Revenues	\$260,938

Sales Tax Revenue – Area 1	\$18,050
Sales Tax Revenue – Area 2	\$4,408
Sales Tax Revenue – Area 3	\$128,714
Total Sales Tax Revenues	\$151,172

Utility Revenues – Area 1	\$21,845
Utility Revenues – Area 2	\$5,328
Utility Revenues – Area 3	\$155,578
Total Utility Revenues	\$182,751

Total Revenues **\$594,861**

Total Costs **\$904,787**

Total Annual Fiscal Impact **-\$309,926**

Note: Potential revenues from building permit fees (not included in the above) constitute a one time positive impact of \$269,598 over the life of the development.

Methodology for Revenue Calculations

Property Taxes

- § \$173,135 = Average homestead valuation for “Single Family Medium.” Value is based on average provided by Brazos County Appraisal District and current city property tax rate (43.94 cents per \$100 of valuation).

Residential Utility Amounts

- § \$14.40 = Average Monthly Residential Sanitation Bill (provided by Utility Customer Service)
- § \$30.00 = Average Monthly Residential Water Bill (staff estimate)

Retails Sales Tax

- § Per capital retail sales tax was calculated based on a per person sales tax rate collection of \$190 annually. This average was obtained by taking a ten year average of annual sales tax revenue collected by the City and dividing it by the estimated population.

The existing population of the proposed annexed area was subtracted from the full build out estimated population, and multiplied by the estimated annual sales tax collection per resident.

$(\text{Annual Sales Tax Collection} / \text{Annual Population Estimate}) = \text{Annual Sales Tax Collected per Person}$

$[(\text{Future Population} - \text{Existing Population}) * \text{Annual Sales Tax Collected per Person}] = \text{Retail Sales Tax}$

The \$190 is likely a conservative estimate of actual per person sales tax collections.

Utility Charges

Electricity

The proposed annexation areas will not be served by College Station Utilities. There are no anticipated electric utility revenues from any areas.

Water

Of the three proposed annexation areas, two (areas 1 and 2) are currently served by a special utility district (SUD).

Sanitation

All areas in the proposed annexation areas will have City sanitation services. Revenues were calculated by multiplying the residential rate (\$14.40) by the estimated number of residential units in each area.

Projected Miscellaneous Revenues

- § Single family units were calculated based upon a standardized Building Permit Fee Schedule. An additional \$100 is added per unit to represent miscellaneous permit fees such as electrical, mechanical, and plumbing.
- § All inputs are based upon average calculated values.

Appendix A

Annexation Service Standard Calculation of Annual Public Costs Area 1

Anticipated Population	Government Function	Number of Employees	Manpower Ratio	Budget 2008 - 2009	\$ Per Employee	Future Employees	Add'l Annual Operating Cost	Capital to Operating	Add'l Annual Capital Cost	Total Cost To Public
Total Oct. 2008 Population 90,285	Fiscal Services	44.75	0.50	\$ 3,615,285	\$ 80,788	0.05	\$ 3,804	0.006	\$ 23	\$ 3,827
	General Government	176.25	1.95	17,764,925	100,794	0.19	18,693	0.011	206	18,898
	Police	166.50	1.84	14,306,878	85,927	0.18	15,054	0.047	708	15,762
	Fire	122.00	1.35	11,606,479	95,135	0.13	12,213	0.029	354	12,567
	Streets & Drainage	43.00	0.48	6,399,815	148,833	0.05	6,734	1.361	9,165	15,899
	Sewer	49.50	0.55	5,159,354	104,229	0.05	5,429	1.021	5,543	10,972
	Sanitation	35.25	0.39	5,841,863	165,727	0.04	6,147	-	-	6,147
	Water	29.00	0.32	4,494,569	154,985	0.03	4,729	0.608	2,875	7,605
	Utility Billing	29.50	0.33	2,210,294	74,925	0.03	2,326	0.011	26	2,351
	Parks	133.00	1.47	10,414,229	78,302	0.14	10,958	0.286	3,134	14,092
Total College Station		828.75		\$81,813,691		0.87	\$ 86,086		\$ 22,033	\$ 108,119

General Government includes: General Government, Information Services, Planning and Development Services, Public Works (Admin, Facilities Maint, Engineering), Parking Enterprise, Fleet Maintenance, and Communications. BVSWMA is not included.

Notes:

1. Capital to operating cost ratios from Finance Dept.
2. Future population calculated according to acreage in land use scenarios.
3. The City will not be providing electrical service in this area.

Personnel	Budget	
39.50	4,348,431	gen gov
4.00	351,817	insurance funds
26.25	3,402,779	info serv
39.50	2,938,471	dev serv
21.00	2,620,872	public works (admin, facilities maint, engineering)
11.00	883,807	cip dept
4.00	341,814	community development fund
9.00	507,342	parking
15.00	1,564,948	fleet
7.00	804,644	communications
176.25	17,764,925	Total
Not Included		
68.50	70,198,165	Electric
27.25	4,605,503	BVSWMA
95.75	74,803,668	Total
924.50	156,617,359	Total per FY09 Approved Budget

**Annexation
Service Standard Calculation of Annual Public Costs
Area 2**

Anticipated Population	Government Function	Number of Employees	Manpower Ratio	Budget 2008 - 2009	\$ Per Employee	Future Employees	Add'l Annual Operating Cost	Capital to Operating	Add'l Annual Capital Cost	Total Cost To Public
23	Fiscal Services	44.75	0.50	\$ 3,615,285	\$ 80,788	0.01	\$ 921	0.006	\$ 6	\$ 927
	General Government	176.25	1.95	17,764,925	100,794	0.04	4,526	0.011	50	4,575
Total Oct. 2008 Population	Police	166.50	1.84	14,306,878	85,927	0.04	3,645	0.047	171	3,816
	Fire	122.00	1.35	11,606,479	95,135	0.03	2,957	0.029	86	3,042
	Streets & Drainage	43.00	0.48	6,399,815	148,833	0.01	1,630	1.361	2,219	3,849
	Sewer	49.50	0.55	5,159,354	104,229	0.01	1,314	1.021	1,342	2,656
	Sanitation	35.25	0.39	5,841,863	165,727	0.01	1,488	-	-	1,488
90,285	Water	29.00	0.32	4,494,569	154,985	0.01	1,145	0.608	696	1,841
	Utility Billing	29.50	0.33	2,210,294	74,925	0.01	563	0.011	6	569
	Parks	133.00	1.47	10,414,229	78,302	0.03	2,653	0.286	759	3,412
Total College Station		828.75		\$81,813,691		0.21	\$ 20,842		\$ 5,334	\$ 26,176

General Government includes: General Government, Information Services, Planning and Development Services, Public Works (Admin, Facilities Maint, Engineering), Parking Enterprise, Fleet Maintenance, and Communications. BVSWMMA is not included.

Notes:

1. Capital to operating cost ratios from Finance Dept.
2. Future population calculated according to acreage in land use scenarios.
3. The City will not be providing electrical service in this area.

Personnel	Budget	
39.50	4,348,431	gen gov
4.00	351,817	insurance funds
26.25	3,402,779	info serv
39.50	2,938,471	dev serv
21.00	2,620,872	public works (admin, facilities maint, engineering)
11.00	883,807	cip dept
4.00	341,814	community development fund
9.00	507,342	parking
15.00	1,564,948	fleet
7.00	804,644	communications
176.25	17,764,925	Total
Not Included		
68.50	70,198,165	Electric
27.25	4,605,503	BVSWMMA
95.75	74,803,668	Total
924.50	156,617,359	Total per FY09 Approved Budget

**Annexation
Service Standard Calculation of Annual Public Costs
Area 3**

Anticipated Population	Government Function	Number of Employees	Manpower Ratio	Budget 2008 - 2009	\$ Per Employee	Future Employees	Add'l Annual Operating Cost	Capital to Operating	Add'l Annual Capital Cost	Total Cost To Public
677 Total Oct. 2008 Population 90,285	Fiscal Services	44.75	0.50	\$ 3,615,285	\$ 80,788	0.34	\$ 27,109	0.006	\$ 163	\$ 27,272
	General Government	176.25	1.95	17,764,925	100,794	1.32	133,210	0.011	1,465	134,675
	Police	166.50	1.84	14,306,878	85,927	1.25	107,280	0.047	5,042	112,322
	Fire	122.00	1.35	11,606,479	95,135	0.91	87,031	0.029	2,524	89,555
	Streets & Drainage	43.00	0.48	6,399,815	148,833	0.32	47,989	1.361	65,313	113,302
	Sewer	49.50	0.55	5,159,354	104,229	0.37	38,687	1.021	39,500	78,187
	Sanitation	35.25	0.39	5,841,863	165,727	0.26	43,805	-	-	43,805
	Water	29.00	0.32	4,494,569	154,985	0.22	33,702	0.608	20,491	54,193
	Utility Billing	29.50	0.33	2,210,294	74,925	0.22	16,574	0.011	182	16,756
	Parks	133.00	1.47	10,414,229	78,302	1.00	78,091	0.286	22,334	100,425
Total College Station		828.75		\$81,813,691		6.21	\$ 613,478		\$ 157,014	\$ 770,492

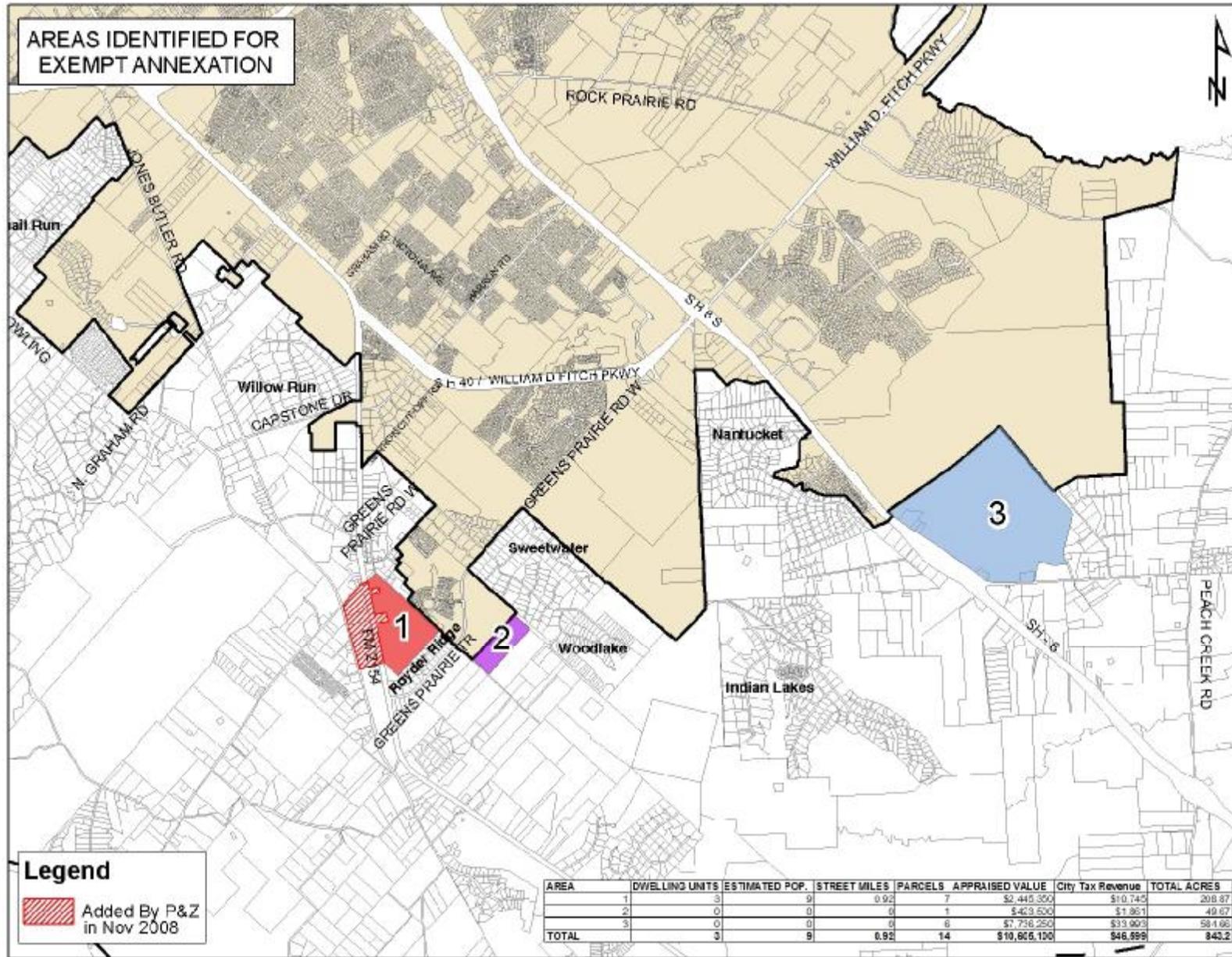
General Government includes: General Government, Information Services, Planning and Development Services, Public Works (Admin, Facilities Maint, Engineering), Parking Enterprise, Fleet Maintenance, and Communications. BVSWM is not included.

Notes:

1. Capital to operating cost ratios from Finance Dept.
2. Future population calculated according to acreage in land use scenarios.
3. The City will not be providing electrical service in this area.

Personnel	Budget	
39.50	4,348,431	gen gov
4.00	351,817	insurance funds
26.25	3,402,779	info serv
39.50	2,938,471	dev serv
21.00	2,620,872	public works (admin, facilities maint, engineering)
11.00	883,807	cip dept
4.00	341,814	community development fund
9.00	507,342	parking
15.00	1,564,948	fleet
7.00	804,644	communications
176.25	17,764,925	Total
Not Included		
68.50	70,198,165	Electric
27.25	4,605,503	BVSWM
95.75	74,803,668	Total
924.50	156,617,359	Total per FY09 Approved Budget

Appendix B



December 16, 2008
Workshop Agenda Item No 3
Parking Rate Presentation

To: Glenn Brown, City Manager

From: Jeff Kersten, Chief Financial Officer

Agenda Caption: Presentation, possible action and discussion on a proposal to increase parking rates.

Recommendation(s): Staff recommends the City Council provide direction on the proposed parking rate changes.

Summary: The policy issue for the City Council to consider in this item is moving the parking operations toward full cost recovery. The City Fiscal and Budgetary Policies say Full Fee Support will be obtained from enterprise operations.

The Northgate Parking Garage opened in 2001 and was built to improve the parking situation in Northgate and contribute to the redevelopment in the Northgate area. The parking rates were initially set based on recommendations from a consultant hired by the City. Soon after the garage opened the parking rates were lowered substantially due to low usage of the garage. Since that time traffic has steadily increased in the parking garage and revenues have increased as well. One of the goals in financing the garage is to have the parking fees pay for all the cost of the garage including operations and debt service. Parking rates were last increased in 2006.

Currently the revenues in the Parking Fund cover the operating costs and a portion of the debt service costs. It is time to consider increasing the parking fees in the garage in order to achieve the goal of the garage covering all costs. Staff has prepared a revised parking rate schedule to continue moving towards the parking operation covering all costs including debt service costs.

At the meeting staff will show a schedule of the proposed rate changes with the current rates.

The current parking rate ordinance gives the City Manager the ability to increase rates within a certain range; however staff wanted to make a presentation to Council prior to making these changes. Staff would like to make these rate changes effective January 1 in time for the spring semester at Texas A&M University.

Budget & Financial Summary: Currently the Parking Fund generates revenues sufficient to cover operating costs of the fund. Debt service costs are currently not completely covered. The recommended rate changes are designed to increase revenues in the Parking Fund to cover all costs including debt service.

Attachments:
Current and Proposed Parking Rate Structure

Proposed Parking Fee Changes

The following are proposed changes to the parking fees in Northgate.

Northgate Parking Garage

	FY 09 Proposed Change		
	FY08	Increases	FY 09
Leases			
24/7			
Annual	680	100	780
Semester	235	35	270
Monthly	65	10	75
Daily			
Annual	415	60	475
Semester	145	20	165
Monthly	40	10	50
Per hour Fee			
First Hour	Free	Pay	Pay
2 a.m. to 7 p.m.	0.50	0.50	1.00
7 p.m. to 2 a.m.	1.00	1.00	2.00
Maximum Daily Fee	6	4	10

Implement January 1, 2009

Street Meters

- Current rate is 25 cents per hour and free after 5:00 PM.
- Proposed rate is 50 cents per hour 24 hours per day.

Implement January 1, 2009.

Parking Lot

- Current rate is 50 cents per hour.
- Proposed rate is 1.00 per hour.

Implement June 1, 2009

December 16, 2008
Workshop Agenda Item 4
Usage of City Soccer Athletic Facilities

To: Glenn Brown, City Manager

From: Marco A. Cisneros, Director, Parks and Recreation

Agenda Caption: Presentation, possible action, and discussion regarding Usage of City Soccer Athletic Facilities, as requested by Council at the November 5, 2008 meeting.

Recommendation(s): Staff requests that the Council provide input on priority of usage by various organizations on soccer athletic facilities operated by the City of College Station.

Summary: The City of College Station operates various soccer athletic facilities used for City operated functions through the Parks and Recreation Department, CSISD, and numerous outside user groups representing a variety of sports. As these facilities are a finite resource, the Department is working to insure that they are maintained in a safe playable condition, while working with the various users to maximize the available usage. Specific issues that have been identified in the management of these facilities include:

Maintenance of Facilities
Resident vs. Non-resident - Use and Fee
Youth vs. Adult – Priority of Service
Use by Unauthorized Groups

To address these issues, the Department is proposing a limit on the type and amount of use that is on the fields. Additionally, the Department is proposing a tiered system to determine priority of use be implemented to allocate field space within the limits established. Finally, the Department will be working with CSPD and Code Enforcement, as well as with resources available in the Parks and Recreation budget to address the Use by Unauthorized Groups.

While this presentation will focus primarily on the use of soccer facilities, the Priority of Usage Policy is intended to be expanded to all programs and facilities. The Parks and Recreation Advisory Board, at their Nov. 18, 2008 meeting, recommended that the Priority of Usage Policy be implemented for 2009 for soccer athletic facilities.

Budget & Financial Summary: There are no expenditure impacts at this time. The Department will be coming to Council at a later date to discuss maintenance of facilities and the costs associated with this maintenance. The change in designating recreation and athletic programs as Core, Tier 1 or Tier 2 will have an effect on the revenues received from user, the result of which cannot be determined until activities have been ranked.

Attachments:

1. CS Athletic Facility Priority of Usage Policy
2. Priority of Use Results Sheet

**College Station Parks and Recreation Department
Athletic Facility
Priority of Usage Policy**

The City of College Station, through its Parks and Recreation Department is committed to providing a wide range of leisure activities for its citizens while maintaining a safe environment. The Parks and Recreation Department accomplishes this task through direct service provision and by facilitating outside organizations. These organizations can include, but are not limited to, College Station Independent School District, youth or adult recreational sports groups and youth or adult competitive sports groups.

In order to insure that the services that are central to the Parks and Recreation Department mission receive priority in facilities the following methodology has been developed.

1. Programs offered by outside agencies considered to be Core programs – These are programs that provide a benefit primarily to the general community including City and CSISD programs.
2. Programs offered by outside agencies considered to be Tier One programs – These are programs that provide a benefit to the community but also include an individual benefit to the participant.
3. Programs offered by outside agencies considered to be Tier Two programs – These are programs that provide primarily a benefit to the individual with little or no benefit to the community at large.

Determination of level, Core, Tier One, Tier Two, will be made by the Parks and Recreation Advisory Board.

In order to preserve a safe playing environment, multi-use fields may be limited to the following:

- Sand Based Field - 12 hours per week – Games only
 - Veterans Park and Athletic Complex
- Native Soil Field - 25 hours per week
 - Central Park
 - Southwood Valley Athletic Park

Baseball and Softball fields will be evaluated based on the playing surface.

**APPROVED:
Parks and Recreation Advisory Board**

November 18, 2008

DATE

Priority of Use

Based on Parks and Recreation Advisory Board Rankings

Completed December 9, 2008

Core Programs – Provide Community Benefit Greatest level of support	Tier 1 Programs – Provide Community/Individual Benefit Greater Portion of Direct cost and indirect costs recovered	Tier 2 Programs – Provide Individual Benefit Minimum public support Cost plus recovery for direct costs plus percentage of indirect costs
Learn to Swim	Youth Athletics (City Programs)	Youth Baseball – Select
Public Swim	Youth Baseball - Recreational	Youth Soccer – Select
Kids Klub	Youth Soccer - Recreational	Youth Softball – Select
Starlight Music Series	Youth Tackle Football	Swim Team – Annual Competitive
Christmas in the Park	Adult Athletics (City Programs)	Facilitated Concerts
EXIT Teen Center Programs	Adult Cricket	Facilitated Tournaments
Lincoln Rec Center Programs	Adult Soccer	Aquatic Facility Rentals
Senior Services Programs	Adult Ultimate Frisbee	Athletic Facility Rentals
Hosted Tournaments	Xtra Education Program	Building Rentals
CSISD Programs	Aquatic Programs	Home School Programs

**December 16, 2008
Workshop Agenda Item 5
Nuisance Noise Overview**

To: Glenn Brown, City Manager

From: Michael Ikner, Chief of Police

Agenda Caption: Presentation, possible action, and discussion regarding nuisance noise issues and responses.

Recommendation(s): None

Summary: This item was requested by Council during the October 23, 2008 workshop.

Noise is a reoccurring issue in College Station. While great strides have been made to address loud party scenarios in a timely manner, there are other nuisance noise concerns that are often questioned. As such, this overview will attempt to provide understanding of other nuisance noise scenarios and a review of options we have to address these types of situations.

Budget & Financial Summary: N/A

Attachments: N/A

**December 16, 2008
Workshop Agenda Item 6
Signature Event Task Force**

To: Glenn Brown, City Manager

From: David Gwin, Director of Economic and Community Development

Agenda Caption: Presentation, possible action, and discussion regarding on-going efforts to realize a signature event for the City.

Recommendation(s): N/A

Summary: Details will be provided during the presentation.

Budget & Financial Summary: N/A

Attachments: N/A