



Mayor
Nancy Berry
Mayor Pro Tem
Dave Ruesink
City Manager
Glenn Brown

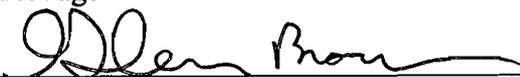
Councilmembers
John Crompton
Jess Fields
Dennis Maloney
Lawrence Stewart
Katy-Marie Lyles

Agenda
College Station City Council
Special Meeting
Tuesday, May 18, 2009 6:00 p.m.
City Hall Council Chambers, 1101 Texas Avenue
College Station, Texas

1. Call meeting to Order.
2. Public hearing, presentation, possible action, and discussion regarding the service plan for two areas on Rock Prairie Road West and one area on Greens Prairie Trail, all identified for annexation under the exempt status.
3. Adjourn.

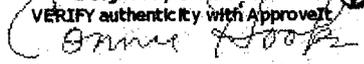
APPROVED:

City Manager



Notice is hereby given that a Special Meeting of the City Council of the City of College Station, Texas will be held on the 18th day of May, 2010 at 6:00 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 14th day of May, 2010 at 2:00 pm

E-Signed by Connie Hooks
VERIFY authenticity with ApproveIt


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.

On Behalf of the Citizens of College Station, Home of Texas A&M University, We will continue to Promote and Advance the Community's Quality of Life

City Council Special Meeting
Monday, May 18, 2010

Said Notice and Agenda were posted on May 14, 2010 at 2:00 pm and remained so posted continuously for at least 72 hours proceeding 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 _____, 2010.

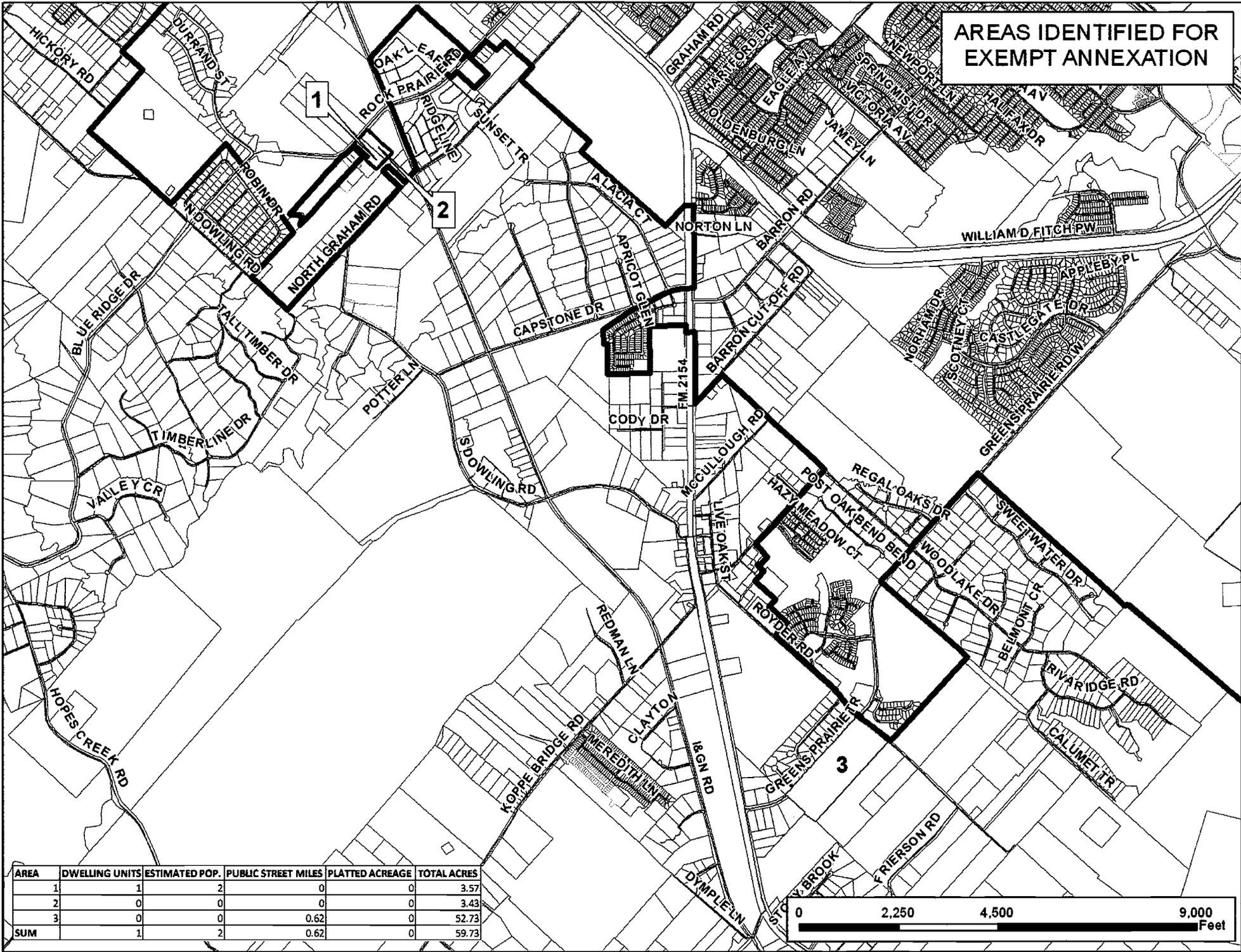
CITY OF COLLEGE STATION, TEXAS By _____

Subscribed and sworn to before me on this the ____ day of _____, 2010.

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.

AREAS IDENTIFIED FOR EXEMPT ANNEXATION



AREA	DWELLING UNITS	ESTIMATED POP.	PUBLIC STREET MILES	PLATTED ACREAGE	TOTAL ACRES
1	1	2	0	0	3.57
2	0	0	0	0	3.43
3	0	0	0.62	0	52.73
SUM	1	2	0.62	0	59.73

May 18 2010
Special Agenda Item No. 2
Annexation Public Hearing

To: Glenn Brown, City Manager

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

Agenda Caption: Public hearing, presentation, possible action, and discussion regarding the service plan for two areas on Rock Prairie Road West and one area on Greens Prairie Trail, all identified for annexation under the exempt status.

Recommendation: The Planning & Zoning Commission heard this item on April 1st and voted 7-0 to recommend annexation of the two areas on Rock Prairie Road West (areas #1 and #2). A motion to recommend denial of the annexation area on Greens Prairie Trail (area #3) failed by a vote of 3-2-2. Staff recommends annexation of all three areas.

Summary: This is the second of two public hearings the City is required to hold prior to initiating annexation proceedings. The first annexation public hearing was held on May 17th. As part of the public hearings, staff will present an overview of the attached annexation service plan and the annexation fiscal impact analysis.

The purpose of the public hearings is to give individuals the opportunity to express their views regarding the proposed annexation and the service plan. Council is not expected to take any action at either public hearing. The final annexation ordinance is currently scheduled to be presented to City Council on June 10th.

Budget & Financial Summary: See attached Annexation Impacts Report

Attachments:

1. Annexation Areas Map
2. Annexation Impacts (Summary Report)
3. Annexation Service Plan

Annexation Impacts



CITY OF COLLEGE STATION
Planning & Development Services

Summary Report

30 April 2010

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There are many reasons a city considers annexation. These include securing a tax base, utility extensions, ensuring good land use and thoroughfare planning, providing for a safe built environment, and affording room for future 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 and it continues to serve as a critical element in their growth strategy. Recent legislative changes at the state level have made annexation more difficult for cities and there are many considerations when employing this strategy in any community.

An important part of any annexation consideration is the anticipated impact caused on the City's service delivery, including the immediate "day after" services and the ultimate costs and revenues expected upon full build-out of the annexed area(s). This report is intended to present all of these cost considerations.

Area Descriptions

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 one parcel, one dwelling unit, and is 3.57 acres in area. It is generally located southwest of the intersection of Rock Prairie Road West and I&GN Road. This area is appraised as agricultural use for property tax purposes and contains no public roadway.

Area #2 is a vacant 3.43 acre parcel. It is generally located southwest of the intersection of Rock Prairie Road West and I&GN Road. This area is appraised as agricultural use for property tax purposes and contains no public roadway.

Area #3 is a vacant parcel containing 52.73 acres (including right-of-way). It is generally located southwest of the intersection of Greens Prairie Trail and Royder Road. There is less than one mile of public roadway in this area.

Annexation Considerations

Growth Management and Capacity

Chapter 8 of the recently adopted Comprehensive Plan addresses Growth Management & Capacity. The purpose of Chapter 8 is to establish the necessary policy guidance and associated strategies to enable the City to manage its ongoing physical growth and development in a sensible, predictable, and fiscally responsible manner. In terms of future annexations, Chapter 8 provides Map 8.1 (Potential Annexation Priorities and Phasing) and Table 8.1 (Annexation Considerations). Map 8.1 designates Annexation Area #3 as a “Near Term” annexation area, meaning annexation should occur within 3 to 10 years. There is no designation on Map 8.1 for Annexation Areas #1 and #2. Since these areas are currently surrounded by the City of College Station, it seems appropriate to consider annexation of these areas at any point in the future.

Table 8.1 (Annexation Considerations) provides the following reasons to consider annexing Area #3. For the purposes of Table 8.1, be aware that Annexation Area #3 is contained within a larger future annexation area.

- Provides control of gateway frontage,
- Part or all of area qualifies for a non-annexation development agreement, and
- Protects area from future development (short-term)

Since Annexation Areas #1 and #2 are completely surrounded by the City of College Station, they are not addressed in Table 8.1.

Other Planning Considerations

In order to enable land use control, effective thoroughfare planning, assure orderly growth, and provide for safe building construction, all areas should be considered for annexation. Additionally, annexing Areas #1 and #2 will reduce the potential for confusion regarding service providers in this area since these areas are completely surrounded by the City of College Station. Since the property in Areas #1 and #2 is largely vacant, annexing these areas will also secure room for future growth as needed by the City.

Utilities

All of the annexation areas are totally within the Wellborn Special Utility District's water service area and currently served by the Wellborn Special Utility District. All areas are also in the electric service territory of Bryan Texas Utilities.

Partnership Opportunities

Since Annexation Area #3 is owned by College Station ISD and there are plans to construct an elementary school on the eastern portion of the property, this area presents a unique opportunity to continue a successful partnership with the ISD. Annexing this area will enable the City and the ISD to work together by offering programs such as Kids

Klub, Xtra Education, Junior Achievement, and School Resource Officers. Additionally, Annexation Area #3 will provide both entities with the ability to utilize the existing Interlocal Agreement for the joint use of park facilities.

Capacity to Annex

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 6,348 acres. The total acreage under consideration with this proposal is 59.73 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 right-of-way maintenance, utility maintenance (as applicable), development services, and building permitting and inspections. The Departments responsible for these services have provided information to assess the potential impact of annexing the areas currently 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. However, the new elementary school proposed in Annexation Area #3 will require an additional school crossing guard. This will have minimal budget implications since school crossing guards are temporary/seasonal positions with minimal pay and typically work two hours a day during the school year. 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. Planning for a future fire station (number seven) that houses staffing for one fire engine and one ambulance is currently underway for the west side of the city. City staff is currently in negotiations with College Station ISD officials regarding the possibility of locating a Fire Station on two acres of ISD property. In the Fiscal Year 2009 budget, funds were included to purchase a 3,000 gallon water tanker and a grass firefighting truck. This equipment has been purchased and will enable the Fire Department to effectively respond to off-road areas and other areas not adequately covered by fire hydrants. The College Station Fire Department will continue to work with the Brazos County Emergency Services Districts 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 served by the Sanitation Division without additional personnel or collection equipment. If the existing single-family home in Annexation Area #1 is currently served by private waste service providers, the existing contracted services may continue for a period of two years after the effective annexation date.

Public Works – Thoroughfares and Street Maintenance

Street and Right-of -Way (ROW) maintenance for Annexation Areas #1 and #2 can be served without additional personnel or equipment since no ROW is included with these areas.

In terms of Annexation Area #3, a portion of Greens Prairie Trail and Royder Road are included in the Annexation Area. Both of these thoroughfares are classified as a four lane minor arterial by the City’s Thoroughfare Plan. It is recognized that the proposed development in Area #3 may result in the need to expand or improve the thoroughfares in this area. A Traffic Impact Analysis (TIA) is currently being performed for the new school site. Once the TIA results are available, staff will be able to evaluate the cost associated with transportation improvements that may be the responsibility of the City.

Right-of-way mowing and maintenance costs for existing streets are approximately \$7,500 per mile annually. Therefore, the annual cost for right-of-way mowing and street maintenance related to this Annexation Area #3 is estimated to be less than \$5,000.

Building Permits and Inspections

Building plans review and building inspections for the areas under consideration can be provided without adversely impacting current service levels.

Code Enforcement

Code Enforcement services for the areas under consideration can be provided without adversely impacting current service levels.

Planning

The proposed exempt annexation areas will not adversely impact 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. Upon annexation, planning and development services will expand to include other portions of the UNIFIED DEVELOPMENT ORDINANCE as applicable.

Fiscal Impact Analysis

Short-Term Fiscal Impact

The current appraised value of the seven-acre tract formed by Annexation Areas #1 and #2 is \$129,500. Based on the current City of College Station tax rate of 43.94 cents per \$100 of appraised valuation, the City could expect to receive annual property tax revenues of \$569.00 from these two areas. Based on the current annexation schedule, the City will not begin receiving property tax revenues from these areas until 2011. Since Annexation Area #3 is owned by the College Station ISD, a tax-exempt entity, the City will receive no property tax revenue from this area

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	\$129,500	\$569
3	\$828,490	-0-
Total	\$957,990	\$569

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 Service Standard Method was used¹. A spreadsheet showing the details is included as Appendix A. 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 fully develop for 20 years or more. 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 alter future fiscal impacts.

Demands and Costs

For Annexation Areas #1 and #2, the analysis began by using the future land use designation of Restricted Suburban and assumed 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 the residential areas was calculated. Census data for persons per household was used to calculate the projected population.

Existing service levels for the City was then used to estimate the demand for City services in the proposed annexation areas. An equal level of service was applied to the annexation area to yield the demand for services. Costs per year for the demanded services were calculated using cost ratios to compensate for the varied nature of service provided by different departments. This resulted in a cost per year to provide the existing level of service to the proposed annexation areas at full build out.

The future land use designation was not taken into consideration for Annexation Area #3 since schools are planned for this site and schools are typically a long-term investment.

Revenues

Revenues were calculated for property taxes, sales taxes, and utility fees. These estimates were determined by applying current revenues from similar areas in the City to the projected development pattern 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 an annual loss of \$19,685 and \$19,305 respectively. Annexation Area #3 represents positive revenues of \$13,960 annually. It is important to note that this model does not capture any revenue from "one time" charges such as building permit or development fees.

Overall the results show that annexing all three areas would cost the City \$ 25,030 annually once these areas are fully developed. As mentioned before, future changes in the Land Use Plan or development patterns may affect these projections. This estimate excludes any costs associated with transportation improvements that may be the responsibility of the City.

Summary of Fiscal Impact Analysis by Area

Area 1

Costs	\$45,657
Property Tax Revenues	\$15,975
Sales Tax Revenues	\$8,930
Utility Revenues	\$1,067
Total	-\$19,685

Area 2

Costs	\$45,657
Property Tax Revenues	\$15,975
Sales Tax Revenues	\$9,310
Utility Revenues	\$1,067
Total	-\$19,305

Area 3

Costs*	\$0
Property Tax Revenues	\$0
Sales Tax Revenues	\$0
Utility Revenues	\$13,960
Total	\$13,960

*Note: The Fiscal Impact Model uses the estimated population at full build-out to project costs. Annexation Area 3 is expected to be occupied by two schools. Therefore, no future population was projected for this area.

Summary of Revenues at Build-out

Property Tax Revenue – Area 1	\$15,975
Property Tax Revenue – Area 2	\$15,975
Property Tax Revenue – Area 3	\$0

Total Property Tax Revenues	\$31,950
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Sales Tax Revenue – Area 1	\$8,930
Sales Tax Revenue – Area 2	\$9,310
Sales Tax Revenue – Area 3	\$0

Total Sales Tax Revenues	\$18,240
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Utility Revenues – Area 1	\$1,067
Utility Revenues – Area 2	\$1,067
Utility Revenues – Area 3	\$13,960

Total Utility Revenues	\$16,094
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Total Revenues	\$66,284
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Total Costs	\$91,314
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Total Annual Fiscal Impact	-\$25,030
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Note: Potential revenues from building permit fees (not included in the above) constitute a one time positive impact of \$33,000 over the projected 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)
- \$36.40 = Average Monthly Residential Wastewater Bill (provided by Utility Customer Service)

Retail 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

All three proposed annexation areas are served by Wellborn Special Utility District.

Sanitation

All areas in the proposed annexation areas will have City sanitation services. Revenues for annexation areas one and two were calculated by multiplying the residential rate (\$14.40) by the estimated number of residential units in each area. Revenue for annexation area three was estimated using current data from existing elementary schools in College Station.

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 2009 - 2010	\$ Per Employee	Future Employees	Add'l Annual Operating Cost	Capital to Operating	Add'l Annual Capital Cost	Total Cost To Public
49 Total February 2010 Population 93,501	Fiscal Services	40.50	0.43	\$ 3,206,341	\$ 79,169	0.02	\$ 1,680	0.006	\$ 10	\$ 1,690
	General Government	147.75	1.58	15,051,387	101,871	0.08	7,888	0.011	87	7,975
	Police	177.50	1.90	14,215,446	80,087	0.09	7,450	0.047	350	7,800
	Fire	122.00	1.30	11,462,357	93,954	0.06	6,007	0.029	174	6,181
	Streets & Drainage	41.00	0.44	4,621,198	112,712	0.02	2,422	1.361	3,296	5,718
	Waste Water	49.00	0.52	5,978,960	122,020	0.03	3,133	1.021	3,199	6,332
	Sanitation	36.50	0.39	5,268,552	144,344	0.02	2,761	-	-	2,761
	Utility Billing	29.50	0.32	2,051,464	69,541	0.02	1,075	0.011	12	1,087
	Parks	133.00	1.42	9,069,889	68,195	0.07	4,753	0.286	1,359	6,113
	Total College Station		776.75		\$ 70,925,594		0.41	\$ 37,169	\$ 8,488	\$ 45,657

General Government includes: General Government, Information Technology, Planning and Development Services, Public Works (Admin, Facilities Maint, Engineering), 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, then existing population was subtracted.
3. The City will not be providing water service in this area.
3. The City will not be providing electrical service in this area.

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

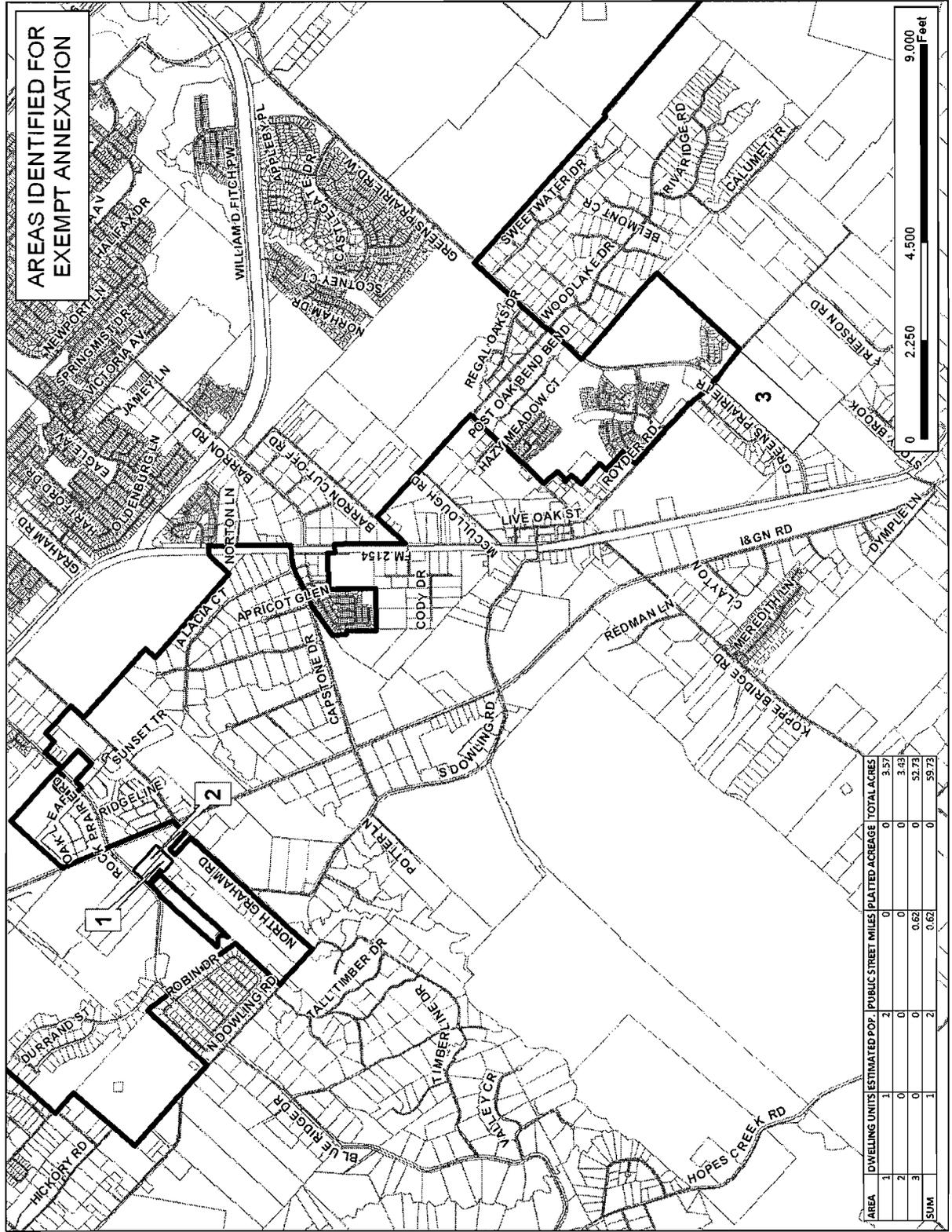
Anticipated Population	Government Function	Number of Employees	Manpower Ratio	Budget 2009 - 2010	\$ Per Employee	Future Employees	Add'l Annual Operating Cost	Capital to Operating	Add'l Annual Capital Cost	Total Cost To Public
49	Fiscal Services	40.50	0.43	\$ 3,206,341	\$ 79,169	0.02	\$ 1,680	0.006	\$ 10	\$ 1,690
	General Government	147.75	1.58	15,051,387	101,871	0.08	7,888	0.011	87	7,975
Total February 2010 Population	Police	177.50	1.90	14,215,446	80,087	0.09	7,450	0.047	350	7,800
	Fire	122.00	1.30	11,462,357	93,954	0.06	6,007	0.029	174	6,181
	Streets & Drainage	41.00	0.44	4,621,198	112,712	0.02	2,422	1.361	3,296	5,718
	Waste Water	49.00	0.52	5,978,960	122,020	0.03	3,133	1.021	3,199	6,332
93,501	Sanitation	36.50	0.39	5,268,552	144,344	0.02	2,761	-	-	2,761
	Utility Billing	29.50	0.32	2,051,464	69,541	0.02	1,075	0.011	12	1,087
	Parks	133.00	1.42	9,069,889	68,195	0.07	4,753	0.286	1,359	6,113
Total College Station		776.75		\$ 70,925,594		0.41	\$ 37,169	\$ 8,488		\$ 45,657

General Government includes: General Government, Information Technology, Planning and Development Services, Public Works (Admin, Facilities Maint, Engineering), 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, then existing population was subtracted.
3. The City will not be providing water service in this area.
3. The City will not be providing electrical service in this area.

Appendix B



**CITY OF COLLEGE STATION SERVICE PLAN
FOR AREAS TO BE ANNEXED
EFFECTIVE 10 JUNE 2010**

I. ANNEXATION AREAS

The annexation areas are located on the southwest side of the City of College Station, in the City's Extraterritorial Jurisdiction. These properties are illustrated in Figure 1 and described below.

- Area 1-** located generally at the intersection of Rock Prairie Road West and I&GN Road and containing approximately 3.57 acres
- Area 2 -** located generally at the intersection of Rock Prairie Road West and I&GN Road and containing approximately 3.43 acres.
- Area 3 -** located generally at the intersection of Greens Prairie Trail and Royder Road and containing approximately 52.73 acres.

II. INTRODUCTION

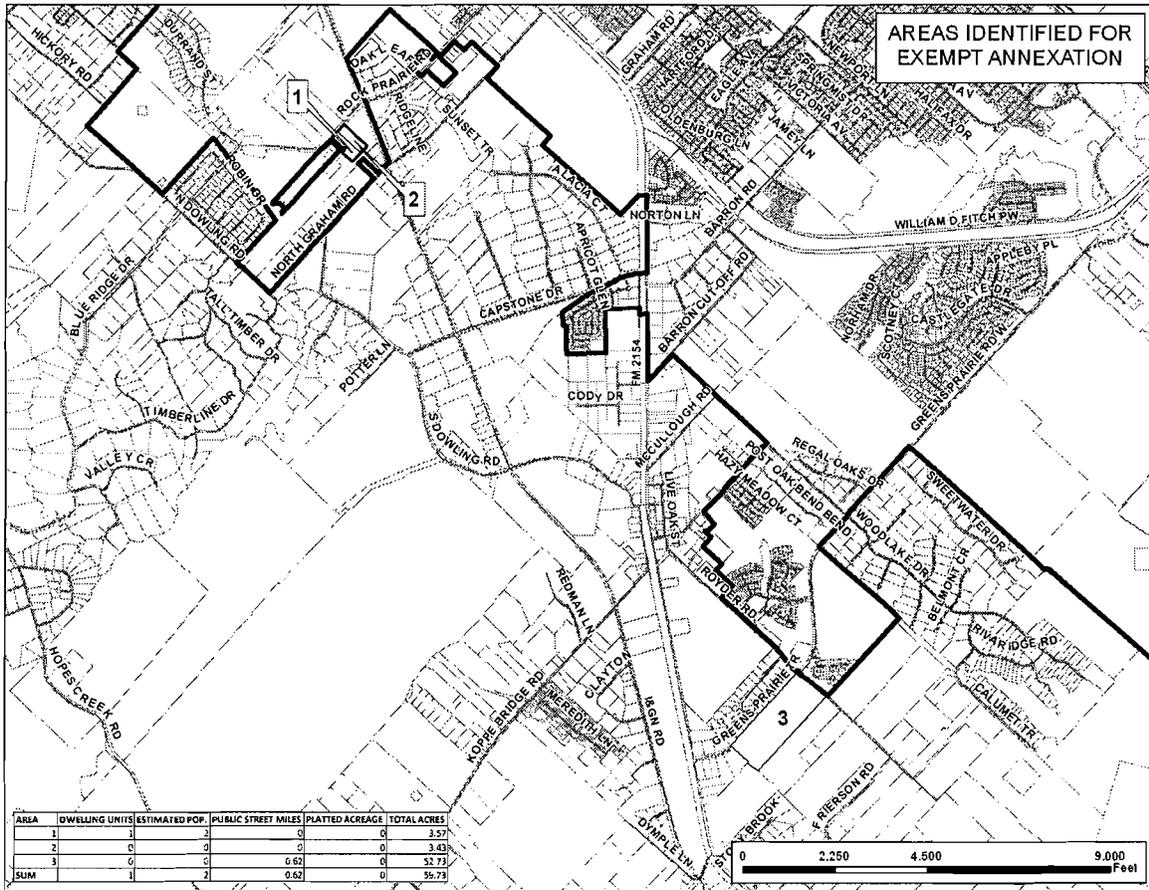
This service plan has been prepared in accordance with the TEXAS LOCAL GOVERNMENT CODE, Sections 43.021, 43.065, and 43.056(b)-(o) (Vernon 2008, AND VERNON SUPP. 2009, as amended from time to time). Municipal facilities and services to the annexed areas described above will be provided or made available on behalf of the City in accordance with the following plan. This plan provides a program under which the City of College Station will provide full municipal services to the annexed areas. All services will be provided within the time provided in TEXAS LOCAL GOVERNMENT CODE, Section 43.056(B).

This Service Plan does not:

- require the creation of another political subdivision;
- require a landowner in the area to fund the capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395, Texas Local Government Code; or
- provide services in the area in a manner that would have the effect of reducing by more than a negligible amount the level of fire and police protection and emergency medical services provided within the corporate boundaries of the municipality before annexation.

The level of services, infrastructure, and infrastructure maintenance provided to the annexed areas is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those contemplated or projected in the annexed area.

FIGURE 1



III. SERVICE COMPONENTS

This plan contains three service components: (1) Immediate Services, (2) Additional Services, and (3) Capital Improvement Program.

Immediate Services

As required by TEXAS LOCAL GOVERNMENT CODE, SECTION 43.056(B), Certain municipal services will be provided by the City of College Station immediately upon the effective date of annexation. These services include:

- police protection;
- fire protection;
- emergency medical services;
- solid waste collection, except as provided by Subsection 43.056(o);
- operation and maintenance of water and wastewater facilities in the annexed area that are not within the service area of another water or wastewater utility;
- operation and maintenance of roads, and streets, including road and street lighting*;
- operation and maintenance of public parks, playgrounds, and swimming pools; and
- operation and maintenance of any other publicly owned facility, building, or service.

***Note:** Street lighting will be maintained for fixtures located within the service territory of College Station Utilities.

A. Police Protection

The College Station Police Department will provide police service, including routine patrol, traffic enforcement, and dispatch response to emergency and non-emergency service calls.

B. Fire Protection

The College Station Fire Department will be provide fire protection, including response to emergency calls for assistance, fire prevention education, pre-fire planning, and target hazard inspections. In general, the Fire Department's goal is to provide a fire response time of five minutes or less.

Construction and development activities undertaken after the effective date of annexation shall comply with all building, life safety and fire safety codes of the City of College Station. All structures shall comply with the address standards of the College Station Code of Ordinances within ninety (90) days of the effective annexation date.

C. Emergency Medical Services

The College Station Fire Department will provide emergency medical services (EMS). Each Fire Department ambulance, engine, and ladder truck is capable of providing EMS, including defibrillation, medical administration, IV therapy, advanced airway management, and initial treatment of injuries. In general, the Fire Department's goal is to provide an EMS response time of five minutes or less.

D. Solid Waste Collection

The College Station Public Works Department will provide fee-based solid waste collection service for residential and commercial customers. Customers in the annexed area may elect to continue using a private solid waste management service provider for a period of two years after the effective date of annexation in accordance with provisions of the TEXAS LOCAL GOVERNMENT CODE. The City will not charge a fee to a person who continues to use the services of a privately owned solid waste management service provider.

Residential Service – Residential solid waste collection (including brush and bulk items) is provided once per week. All residential service will be provided at a point of collection adjacent to, and accessible from, a public right-of-way or an improved surface acceptable to the City. Residential solid waste collection vehicles will not conduct operations on private property. However, residential service may be provided on private streets that comply with the Sanitation Division’s requirements for surface material, vehicle clearance and turning radii. In the case of multiple residences located on a privately owned road or drive, the City may require the establishment of a mass collection point at an area adjacent to the nearest public right-of-way. The City will provide residential solid waste containers.

Commercial Service - Containers and collection points may be located on private property provided they can be easily accessed from a public right-of-way and the route of access and the collection point meet the Sanitation Division’s requirements for approved surfaces, vehicle clearance, and turning radii. The City will provide standard commercial containers.

In order to secure solid waste collection services in the annexed areas, each property owner must establish a utility account with the City of College Station. The City will not be responsible for damage to private drives, streets, or parking areas by service trucks servicing solid waste containers.

E. Water and Wastewater Facilities

The City of College Station will provide water and wastewater service to areas that are not located within the certificated service territory of another utility through existing facilities located within or adjacent to the area. The level of water and wastewater service, infrastructure and infrastructure maintenance provided in the annexed area will be comparable to the level of services, infrastructure and infrastructure maintenance available in other parts of the City before annexation with topography, land use, and population density similar to those reasonably contemplated or projected in the area. Municipal services to be provided within the annexed area may be provided by any of the methods in which the City provides services to other comparable areas.

F. Roads and Streets

The Public Works Department will maintain public roads and streets at a level comparable to the maintenance prior to annexation. These services include emergency pavement repair and preventative street maintenance. Right-of-way mowing activities along State highways are addressed in the City's maintenance agreement with Texas Department of Transportation and will be added to the City's maintenance activities immediately following annexation. Maintenance priorities are determined on a City-wide basis taking into consideration factors such as age, traffic volume, surface conditions, the nature of the maintenance, public safety hazards, and available funding.

Existing street and traffic control signs shall conform to the City of College Station’s standards within ninety (90) days of the effective date of annexation. The City will install traffic control signs in accordance with College Station’s standards for same within ninety (90) days of the effective date of annexation.

G. Parks and Recreation Facilities

The City of College Station is not aware of the existence of any public parks, playgrounds, or swimming pools in the areas proposed for annexation. In the event any such public facilities exist, they will be maintained to the same degree and extent that the City maintains public parks, playgrounds and swimming pools within the current City limits.

H. Other Publicly Owned Buildings and Facilities

The City of College Station is not aware of the existence of any publicly owned buildings in the areas proposed for annexation. In the event any such public facilities exist, they will be maintained to the same degree and extent that the City maintains such facilities within the current City limits.

Additional Services

A. Building Permitting and Inspections

Upon the effective date of annexation, the City will provide building permits and inspection services. This service will be made available to the annexed areas on the same basis and at the same level of service as similar facilities throughout the City. Service is provided on a “cost recovery” basis, and permit fees partially offset the costs of services delivered. Construction activities underway prior to annexation may continue provided that all construction after annexation complies with City codes and ordinances.

All permits required by City codes and ordinances must be obtained for construction underway at the time of annexation. Permit fees will be waived for building construction underway prior to annexation.

B. Planning and Development Services

Planning and development services will be made available on the effective date of the annexation. Upon annexation, planning and development services will be provided by way of the Unified Development Ordinance and other applicable codes and standards. The College Station City Council adopted the current Comprehensive Plan in May of 2009. The Comprehensive Plan contains a Land Use Plan that designates future land uses and a growth management and capacity section designed to manage the quality and quantity of growth by matching land use intensity with planned infrastructure. Upon annexation, all properties will be zoned A-O (Agricultural Open). The City's Comprehensive Plan will be used as the basis for evaluating rezoning requests after properties are annexed.

C. Animal Control

The Police Department will provide animal control service upon the effective date of annexation. Animal control services include response and investigation of reported animal bites, response to reports of stray or “at large” animals, and response and investigation of animal cruelty and neglect reports.

D. Code Enforcement

Code enforcement services will be made available on the effective date of annexation. Code enforcement services include response and investigation of sanitation issues, illegal signs, abandoned or inoperable motor vehicles, and zoning violations.

E. Recycling Collection

For residential customers electing solid waste collection from the City of College Station, curbside recycling collection is also provided once per week. Items accepted in the curbside recycling program include:

- Newspapers and magazines
- Aluminum and steel food cans
- Clear and brown glass
- Plastic bottles
- Lead acid car batteries

IV. WATER AND WASTEWATER SERVICE PROVISION

This Water and Wastewater Service Plan (“Plan”) provides a program under which the City of College Station will provide full municipal services to the annexed area. For the purpose of this plan, “full municipal services” includes water and sewer services provided by the City within its full-purpose boundaries. The level of water and sewer service, infrastructure and infrastructure maintenance provided in the annexed area will be comparable to the level of services, infrastructure and infrastructure maintenance available in other parts of the City before annexation with topography, land use, and population density similar to those reasonably contemplated or projected in the area. The City will not provide water or wastewater service in areas where another entity holds the CCN to do so unless or until the City of College Station acquires the CCN. Municipal services may be provided by any of the methods by which the City provides services to other comparable areas within the City. All services will be provided within the time provided in TEXAS LOCAL GOVERNMENT CODE SEC. 43.056(B). The City may extend facilities under this plan or otherwise serve these areas through the use of *Impact Fees* as permitted under CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE.

Wastewater facilities for future development that increases densities beyond the capital improvements specified in this plan will be extended in accordance with the City’s Water and Wastewater policy in existence at the time of development. The water and wastewater extension policy is discussed in Section V, Water and Wastewater Capital Improvements. In general, the policy for extension of utility service is “development driven”, meaning that utility line extensions are typically installed by developers, in conjunction with major development projects. The City may accept ownership and maintenance of major facilities, such as gravity sewer lines, manholes, lift stations and/or wastewater package plants, as required by the particular development. The City may elect to pay for upgrades or oversize of infrastructure projects being installed by developers. As an area develops, developers or homeowners extend water distribution and wastewater collection lines to individual lots.

Until an area becomes densely populated, the cost of utility extension is not feasible to be borne by a few lot owners. Also, in the case of wastewater treatment, developments with large lots will normally be constructed with on-site sewage facilities that are privately owned and operated.

AREA 1

Water

Annexation Area #1 is in the water CCN service territory of Wellborn Special Utility District. This area is currently served by a water line that runs along the south side of Rock Prairie Road West (see Exhibit A). The City of College Station does not have the right to provide water service in annexation Area #1, therefore, no water infrastructure will be provided by the City in the area after annexation.

Wastewater

Properties within Annexation Area #1 are currently served by private on-site sewer facilities (OSSF). As in other areas of College Station with similar topography, land use, and population density, this area will remain on private systems until such time as significant development occurs to warrant the extension of an organized sanitary sewer collection system.

AREA 2

Water

Annexation Area #2 is in the water CCN service territory of Wellborn Special Utility District. This area is currently served by a water line that runs along the south side of Rock Prairie Road West (see Exhibit A). The City of College Station does not have the right to provide water service in annexation Area #2, therefore, no water infrastructure will be provided by the City in the area after annexation.

Wastewater

Currently, no structures are located within Annexation Area #2. However, a new development is planned within Annexation Area #2. Given the nature and intensity of the proposed development in this area, it is anticipated that sewer service will be provided via a private OSSF. As in other similarly developed areas of College Station, Area #2 will remain on private systems until such time as significant development occurs to warrant the extension of an organized sanitary sewer collection system.

AREA 3

Water

Annexation Area #3 is in the water CCN service territory of Wellborn Special Utility District. This area is currently served by a water line that runs along the south side of Greens Prairie Trail (see Exhibit B). The City of College Station does not have the right to provide water service in annexation Area #3, therefore, no water infrastructure will be provided in the area by the City after annexation.

Wastewater

Currently, there are no structures located within Annexation Area #3. However, this property is owned by College Station ISD and a new elementary school is proposed on the eastern portion of the property. Sewer service is available to Annexation Area #3 via a sewer lift station and sewer force main located on an adjacent tract. Exhibit "B" illustrates the location of this lift station and force main. As currently proposed, development in Area #3 may access the existing wastewater infrastructure through a combination of gravity lines and/or force mains. Should the future land use or density in Area #3 develop as something other than an educational facility, the wastewater infrastructure for this area may have to be expanded to accommodate additional flows or flow characteristics.

V. CAPITAL IMPROVEMENTS

Should the City make capital improvements to serve the annexed areas, the City reserves the right to levy an impact fee to the properties annexed according to Chapter 395 of the Texas Local Government Code and the City's Code of Ordinances. The City may, from time to time, include construction of new, expanded or replacement facilities in its Capital Improvements Program (CIP). Facilities to be included in the CIP shall be determined on a City-wide basis. Priorities shall be established by the CIP plans of the City, projected growth trends, and the City Council through its development plans and policies.

A. Police Protection (including animal control)

Police protection will be provided to the annexed areas through existing City facilities at a level of service comparable to the level of service in other parts of the City before annexation with topography, land use, and population density similar to those reasonable contemplated or projected in the area.

B. Fire Protection (including EMS)

Fire protection will be provided to the annexed areas through existing City facilities and mutual aid agreements at a level of service comparable to the level of service in other parts of the City before annexation with topography, land use and population density similar to those reasonable contemplated or projected in the area.

The City will evaluate and update, as needed, its Strategic Plan to address the response time, personnel, facility and equipment needs for these areas of the City as the annexed areas develop.

C. Solid Waste Collection

Solid waste collection services will be provided to the annexed areas through the City's existing facilities or through franchise agreements with private services at a level of service comparable to the level of service in other parts of the City before annexation with topography, land use and population density similar to those reasonable contemplated or projected in the area.

D. Maintenance of Public Roads and Streets

Right-of-way maintenance will be provided through the existing facilities at a level of service not less than exists in the area immediately preceding annexation. The improvement and enlargement of roads within existing rights-of-way will be included in future capital improvements programs as practical and where needed to facilitate the maneuvering of emergency and sanitation service vehicles.

E. Parks, Playgrounds and Swimming Pools

Parks and recreation services will be provided through the existing facilities at a level of service not less than exists in the area immediately preceding annexation.

Additional park development in the annexed areas will be addressed through the development standards and procedures of the City as residential development occurs. Such park development includes, but is not limited to, dedication of park land and/or money in lieu of land in accordance with the City of College Station Subdivision Regulations and an existing interlocal agreement with the College Station ISD.

F. Other Public Building and Facilities

Other public facilities, buildings or services will be provided through the existing facilities at a level of service not less than exists in the area immediately preceding annexation.

WATER AND WASTEWATER CAPITAL IMPROVEMENTS

The water and wastewater utility extension policy of the City of College Station is as follows:

The cost of off-site extension of water and wastewater facilities to serve a lot, tract, plat, or land development shall be borne by the owner or developer of the lot, tract, plat, or land by direct installation or through the use of *Impact Fees*. Where such extension is consistent with plans for the development of the City and its utility system the City may, by decision of the City Council, participate in the cost of construction so as to provide for additional capacity for the overall development of an area.

The cost of water and wastewater facilities necessary to serve existing lots or new development within a subdivision plat or land development shall be borne by the lot owner or developer of the plat or land by direct installation or through the use of *Impact Fees*. Standard tap fees or other installation fees in effect on a citywide basis are in addition to impact fees levied.

AREA 1

Water

No water infrastructure will be provided to this area after annexation. Area #1 is located within the water CCN service territory of WSUD. Therefore, these properties will continue to be served by WSUD after annexation.

Wastewater

Area #1 will continue to be served by private on-site sewer treatment systems until such time as development warrants the extension of an organized sanitary collection system.

AREA 2

Water

No water infrastructure will be provided to this area after annexation. Area #2 is located within the water CCN service territory of WSUD. Therefore, future development will be served by WSUD after annexation.

Wastewater

Area #2 will be served by private on-site sewer treatment systems until such time as development warrants the extension of an organized sanitary collection system.

AREA 3

Water

No water infrastructure will be provided to this area after annexation. Area #3 is located within the water CCN service territory of WSUD. Properties located within the water CCN service territory of WSUD will continue to be served by WSUD after annexation.

Wastewater

As currently proposed, future development within Area #3 will be served by the City of College Station via existing sewer infrastructure located to the east (across Royder Road)

VI. LEVEL OF SERVICES TO BE PROVIDED

It is the intent of the City of College Station to provide the level of services required by State law. The City Council finds and determines that the services, infrastructure and infrastructure maintenance proposed by this plan are comparable to that provided to other parts of the City with topography, land use, and population density reasonably similar to the annexed area and will not reduce the level of services available to the territory prior to annexation.

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

VII. TERM

This service plan shall be valid for a term of ten (10) years. Renewal of the service plan shall be at the discretion of the City Council.

VIII. AMENDMENTS

The service plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this service plan unworkable or obsolete. The City Council may amend the service plan to conform to the changed conditions or subsequent occurrences pursuant to the TEXAS LOCAL GOVERNMENT CODE, Section 43.056 (VERNON 2008 and VERNON SUPP. 2009).

APPENDIX

Exhibit "A"

