



CITY OF COLLEGE STATION
Home of Texas A&M University

Mayor

Nancy Berry

Mayor Pro Tem

John Crompton

City Manager

David Neeley

Councilmembers

Jess Fields

Dennis Maloney

Katy-Marie Lyles

Jana McMillan

Dave Ruesink

Agenda

College Station City Council

Special Meeting

Tuesday, March 22, 2011 at 6:00 pm

Wellborn Community Center

4119 Greens Prairie Road West

College Station, Texas

1. Call to Order.
2. Public hearing, presentation, possible action, and discussion regarding annexation and the annexation service plan for approximately 649 acres located on the southwest side of the City, 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 22nd day of March, 2011 at 6:00 pm in the Wellborn Community Center, 4119 Greens Prairie Road West, College Station, Texas.

Posted this 18th day of March, 2011 at 5:00 pm

Sherry Mashburn, 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 March 18, 2011 at 5:00 pm and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

City Council Special Meeting
Tuesday, March 22, 2011

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 _____, 2011.

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.

22 March 2011
Special Agenda Item No. 2
1st Annexation Public Hearing

To: David Neeley, City Manager

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

Agenda Caption: Public hearing, presentation, possible action, and discussion regarding annexation and the annexation service plan for approximately 649 acres located on the southwest side of the City, identified for annexation under the exempt status.

Relationship to Strategic Goals: I. Financially Sustainable City Providing Response to Core Services and Infrastructure, II. Neighborhood Integrity, and III. Diverse Growing Economy

Recommendation: The Planning & Zoning Commission heard this item on 16 December 2010 and voted 5-2 to recommend moving forward with the annexation process.

Summary: This is the first of two public hearings held by the City Council prior to initiating annexation proceedings for approximately 649 acres on the southwest side of the City, generally known as the Wellborn area. As part of the public hearing, staff will present an overview of the attached annexation service plan.

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 the public hearings.

Following is a summary of work accomplished to date:

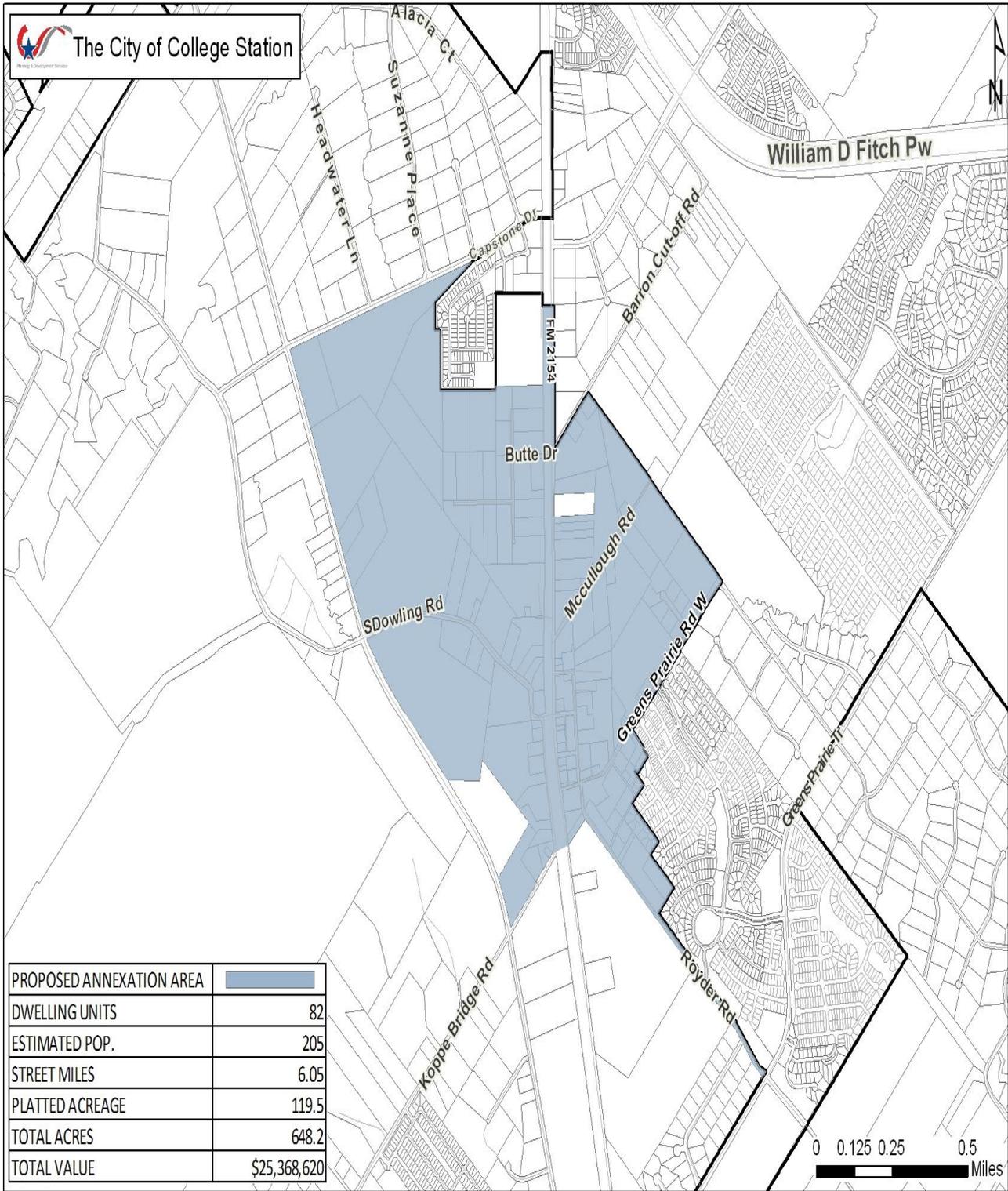
- 10 November 2010 - Council directed staff to move forward with the annexation process
- 23 November 2010 - The annexation team met to discuss the potential impacts of annexation
- 16 December 2010 - The Planning & Zoning Commission considered the item (see recommendation above)
- 27 January 2011 - Council approved an ordinance establishing the public hearing dates and authorizing staff to prepare the annexation service plan

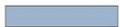
Staff has also offered non-annexation development agreements to owners of agricultural property and worked with a surveyor to obtain a survey of the proposed annexation area. The final annexation ordinance is scheduled to be heard at the 14 April 2011 Council meeting.

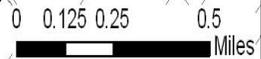
Budget & Financial Summary: See attached Fiscal Impact Report

Attachments:

1. Map of Annexation Area
2. Annexation Service Plan
3. Fiscal Impact Report



PROPOSED ANNEXATION AREA	
DWELLING UNITS	82
ESTIMATED POP.	205
STREET MILES	6.05
PLATTED ACREAGE	119.5
TOTAL ACRES	648.2
TOTAL VALUE	\$25,368,620



**CITY OF COLLEGE STATION SERVICE PLAN
FOR THE AREA TO BE ANNEXED
EFFECTIVE 14 APRIL 2011**

I. ANNEXATION AREA

The annexation area is located on the southwest side of the City of College Station, in the City's Extraterritorial Jurisdiction. The area is illustrated in Figure 1 and generally described below.

Area Description - approximately 649 acres generally bordered by Capstone Drive, I&GN Road, Koppe Bridge Road, and the existing City limits and bisected by FM 2154 (AKA Wellborn Road).

II. INTRODUCTION

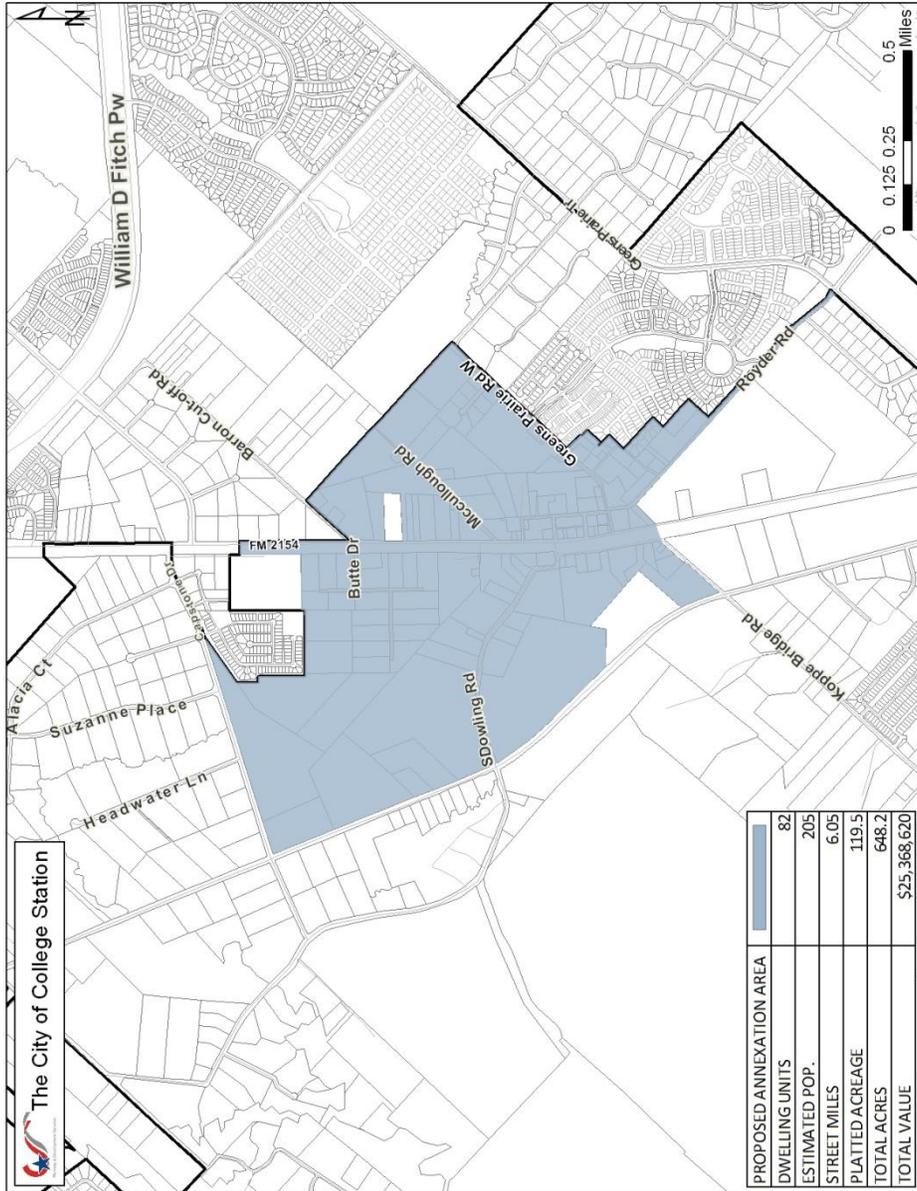
This service plan has been prepared in accordance with the TEXAS LOCAL GOVERNMENT CODE, Sections 43.021, 43.065, and 43.056(b)-(o) (Vernon 2008, AND VERNON SUPP. 2009, as amended from time to time). Municipal facilities and services to the annexed area described above and illustrated in Figure 1 will 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 the 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 area 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 reasonably 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 the 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 publicly-owned parks, playgrounds, and swimming pools; and,
- operation and maintenance of any other publicly-owned facility, building, or service.

***Note:** Street lighting will only 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 provide fire protection, including response to emergency calls for assistance, fire prevention education, pre-fire planning, and target hazard inspections.

Construction and development activities undertaken after the effective date of annexation shall comply with all fire and life-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.

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 during the aforementioned two-year period.

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 one solid waste container per residential account. Additional containers are available for an additional fee.

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 meets the Sanitation Division’s surface requirements, 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 caused by 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. 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 the 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 publicly-owned parks, public playgrounds, or public swimming pools in the proposed annexation area. In the event any such facilities exist, they will be maintained to the same degree and extent that the City maintains such 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 proposed annexation area. In the event any such 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 annexation.

C. Animal Control

The Police Department will provide animal control service upon the effective date of annexation. Animal control services include response to and investigation of reported animal bites, response to reports of stray or “at large” animals, and response to 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 to and investigation of nuisance issues, sanitation issues, illegal signs, abandoned or inoperable motor vehicles, property maintenance issues, and zoning violations.

E. Economic and Community Development

Economic and community development services will be made available on the effective date of annexation. Economic and Community Development services include the City’s HOME Investment Partnership Grant programs (rehabilitation assistance and minor repair programs as well as the down payment assistance program) and Community Development Block Grant (CDBG) Funds. CDBG Funds can be used for economic development and the construction and rehabilitation of various parks, public facilities, and infrastructure in income eligible areas. These funds may also be used for disaster relief and recovery efforts.

F. 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, magazines, and phone books
- 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 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 the 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.

Generally, 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.

Water

The proposed annexation area is in the water CCN service territory of Wellborn Special Utility District (SUD). The City of College Station does not have the right to provide water service in the annexation area, therefore, no water infrastructure will be provided by the City after annexation.

Wastewater

The City of College Station currently provides wastewater service to several properties within the proposed annexation area. The remaining properties within the annexation area are currently served by private on-site sewer facilities (OSSF). As discussed in Section V, Capital Improvements, owing to the type and amount of development fronting the east side of FM 2154, the City of College Station plans to provide wastewater service in that area. Properties within the annexation area that are not currently served by the City or unable to access the proposed wastewater facilities will remain on private

systems until such time as significant development occurs to warrant the extension of an organized sanitary sewer collection system.

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)

No capital improvements are necessary at this time to provide Police Services to the proposed annexation area. 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)

No capital improvements are necessary at this time to provide Fire Protection to the proposed annexation area. 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.

C. Solid Waste Collection

No capital improvements are necessary at this time to provide solid waste collection to the proposed annexation area. 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

While not required by the TEXAS LOCAL GOVERNMENT CODE, as part of the Capital Improvement Plan for the proposed annexation area, the City of College Station will, within two and one-half (2½) years of the effective date of annexation, provide a seal coat (two course) for the following gravel roads and streets:

- McCullough Road
- Church Street
- Madison Street
- Live Oak Street
- Royder Road

Additionally, 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. Any improvement and/or enlargement of roads within existing rights-of-way will be included in future capital improvement programs in compliance with the City's thoroughfare plan and/or as needed to facilitate the maneuvering of emergency and sanitation service vehicles.

E. Parks, Playgrounds and Swimming Pools

No capital improvements are necessary at this time to provide parks and recreation services to the proposed annexation area. Parks and recreation services will be provided through 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 Unified Development Ordinance and an existing interlocal agreement with the College Station ISD. The proposed annexation area is located in neighborhood park zones 13 and 20 and in community park zones A and B.

F. Other Public Building and Facilities

No capital improvements are necessary at this time to provide other public buildings and facilities to the proposed annexation area. 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.

Water

No water infrastructure will be provided to this area after annexation. The annexation area is located within the water CCN service territory of Wellborn SUD. Therefore, the properties will continue to be served by Wellborn SUD after annexation.

Wastewater

Due to the amount and nature of the development fronting the east side of FM 2154, capital improvements are necessary to provide wastewater service to this area. As part of the Capital Improvement Plan for the proposed annexation area, the City of College Station will acquire any needed easements, provide the necessary design, and construct the following:

- A 12-inch gravity main along the east side of FM 2154 with stub-outs at each parcel;
- A lift station at the intersection of FM 2154 and Greens Prairie Trail; and,
- A force main along Greens Prairie Trail

Exhibit A illustrates the proposed wastewater capital improvements. Properties within the annexation area that are not currently served by the City or unable to access the proposed wastewater facilities 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.

Capital Improvement Schedule

Owing to the time required to secure utility easements, design the wastewater infrastructure, and perform the necessary construction, the wastewater facilities cannot be reasonably provided within two and one-half (2-1/2) years of the effective date of annexation. Therefore, the City of College Station will have the proposed work substantially completed within four and one-half (4-1/2) years as proposed by the following schedule:

- Survey work will begin within six (6) months of the effective date of annexation
- Design work will begin within one (1) year of the effective date of annexation
- Construction will begin within four (4) years of the effective date of annexation
- Construction will be substantially complete within four and one half (4-1/2) years of the effective date of annexation

The construction of the wastewater facilities described above will be accomplished in a continuous process and completed as soon as reasonably possible, consistent with generally accepted local engineering practices. However, the City does not violate the terms of this service plan if the easement acquisition, design, or construction process is interrupted for any reason by circumstances beyond the direct control of the City of College Station.

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

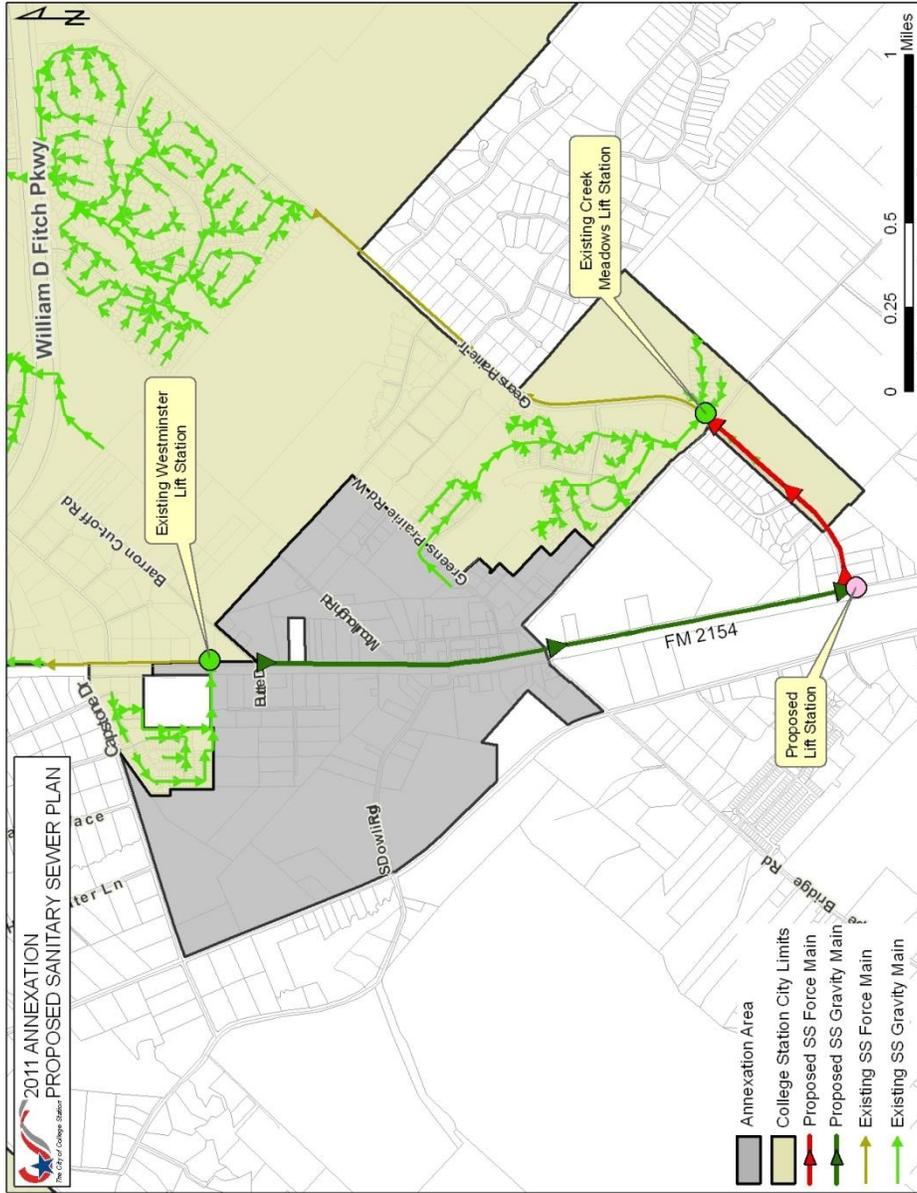
This service plan shall be valid for a term of ten (10) years. Renewal of the service plan shall be at the discretion of the City Council.

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



**Proposed Wellborn Annexation
Fiscal Impact Analysis – Revised
7 March 2011**

Annexation Area

Approximately 649 acres on the southwest side of the City generally bordered by Capstone Drive, I&GN Road, Koppe Bridge Road, and the existing City limits and bisected by FM 2154 (AKA Wellborn Road).

Short-Term Fiscal Impact

Projected Revenues

Ad Valorem Tax Revenue - The current appraised value of all property in the annexation area is \$25,368,620. Based on the current City of College Station tax rate of 44.75 cents per \$100 of appraised valuation, the City could expect to receive annual property tax revenues of approximately \$113,524 from the area. Based on the current annexation schedule, the City will not begin receiving property tax revenues from the annexation area until late 2012.

Sales Tax Revenue - Several retail establishments and two restaurants currently exist in the annexation area. Following annexation, these establishments will be subject to city sales tax. Staff conservatively estimates the potential sales tax revenue to be \$60,000 annually.

Anticipated Costs

Surveying Cost - A survey of the area is required as part of the annexation process. The amount of the surveying contract is \$16,800.

Compensation to Emergency Services District (ESD) No. 1 - State law requires cities to provide compensation to Emergency Services District for territory loss due to annexation. The amount of compensation varies based on several factors such as the appraised value of the annexation area and the amount of the district's debt. The proposed annexation area is currently served by ESD No. 1; therefore, the city will need to provide compensation according to state law. While there are several variables that determine the final payment amount, Staff estimates that the City would owe ESD No. 1 approximately \$15,000 upon annexation.

Road/Street Maintenance - The City proposes to provide a two-course seal coat for the existing gravel roads and streets within the annexation area. Specifically, McCullough Road, Church Street, Madison Street, Live Oak Street, and Royder Road will receive the two-course seal coat. The estimated cost for said work is \$102,710. The funding source for the road/street improvements will likely be the general fund.

Wastewater CIP – The City proposes to provide wastewater infrastructure within the annexation area. Specifically, a gravity main will be installed on the east side of FM 2154, a lift station will be constructed at the intersection of FM 2154 and Greens Prairie

Trail, and a force main will be provided along Greens Prairie Trail. The estimated cost for said work is \$3,332,836. Funding for the wastewater CIP will likely be accomplished by issuing bonds, necessitating a slight increase in wastewater utility bills. The estimated debt service for this project is approximately \$262,000 per year. Staff estimates that an increase of approximately two percent (2%) would be needed to fund the proposed improvements.

Summary of Short-Term Fiscal Impact

<u>Revenue (annual)</u>	
Property Tax	\$113,524
Sales Tax	<u>\$60,000</u>
Total Annual Revenue	\$173,524
 <u>Costs (one-time)</u>	
Survey Work	\$16,800
Compensation for ESD No.1	\$15,000
Seal Coat Roads/Streets	\$102,710
Wastewater CIP*	<u>\$3,332,836</u>
Total One-Time Costs	\$3,467,346

***Note:** The annual debt service for this project is approximately \$262,000 per year for a twenty year period.

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 the newly-annexed area.
2. This analysis provides estimates for the area once it fully develops. The costs / benefits in the interim will vary but typically costs to the City are higher until the area fully develops.
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

This analysis began by using a combination of the existing land uses and the future land use designations in the proposed annexation area (Rural and Restricted Suburban) to estimate the population for the annexation area. Using existing development as a model, the average number of dwelling units for the residential areas was calculated. Finally, census data for persons per household was used to calculate the projected population.

Existing service levels for the City were then used to estimate the demand for City services in the proposed annexation area. 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 area at full build out.

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.

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

Conclusions

The following table summarizes the results of the fiscal-impact analysis. Based on the results of the fiscal-impact analysis, annexation will result in annual revenues to the City of \$35,510 upon full build-out. It is important to note that this model does not capture any revenue from “one time” charges such as building permit or development fees. As mentioned before, future changes in the Land Use Plan or development patterns may affect these projections.

**Summary of Fiscal Impact Analysis
at Full Build-Out**

Property Tax Revenues	\$113,524
Sales Tax Revenues	\$60,000
<u>Utility Revenues</u>	<u>\$44,528</u>
Total Revenues*	\$218,052
Costs (from Appendix A)	\$191,502
Total Annual Fiscal Impact**	\$26,550

***Note:** Potential revenues from building permit fees (not included in the above) constitute a one-time positive impact of \$61,620 over the projected life of the development.

****Note:** For the first twenty years, the annual debt service for the wastewater CIP project will be approximately \$262,000 per year, resulting in a total annual fiscal impact of (\$235,450).

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 (44.75 cents per \$100 of appraised value).

Residential Utility Amounts

- \$14.40 = Average monthly residential sanitation bill (provided by Utility Customer Service)
- \$27.27 = Average Monthly Residential Wastewater Bill (provided by Utility Customer Service)

Retail Sales Tax

- Retail sales tax was estimated by identifying the existing retail and restaurant uses within the annexation area and applying known sales tax revenues from comparable uses currently within the City.

Utility Charges

Electricity

The proposed annexation area is served by Bryan Texas Utilities. No electric utility revenue is anticipated from the area.

Water

The proposed annexation area is served by Wellborn Special Utility District. No water revenue is anticipated from the area.

Wastewater

The city currently provides wastewater service to a portion of the annexation area. It is estimated that, upon build-out, the city will have 50 sewer connections with a monthly rate of \$37.49 each.

Sanitation

The proposed annexation area will have City sanitation services. Revenues were calculated by multiplying the monthly 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

Anticipated Population	Government Function	Number of Employees	Manpower Ratio	Budget 2010-2011	\$ Per Employee	Future Employees	Add'l Annual Operating Cost	Capital to Operating	Add'l Annual Capital Cost	Total Cost To Public
205	Fiscal Services	39.50	0.42	\$ 3,113,654	\$ 78,827	0.09	\$ 6,743	0.006	\$ 40	\$ 6,784
	General Government	113.75	1.20	12,628,149	111,017	0.25	27,348	0.011	301	27,649
	Police	184.50	1.95	14,626,374	79,276	0.40	31,676	0.047	1,489	33,164
Total January	Fire	130.00	1.37	11,899,890	91,538	0.28	25,771	0.029	747	26,518
2011 Population	Streets & Drainage	31.00	0.33	5,087,992	164,129	0.07	11,019	1.361	14,997	26,015
	Wastewater	49.00	0.52	6,151,920	125,549	0.11	13,323	1.021	13,603	26,926
94,660	Sanitation	35.50	0.38	6,300,060	177,466	0.08	13,644	-	-	13,644
	Utility Billing	28.50	0.30	2,258,503	79,246	0.06	4,891	0.011	54	4,945
	Parks	129.00	1.36	9,284,486	71,973	0.28	20,107	0.286	5,751	25,857
Total College Station		740.75		\$ 71,351,028		1.60	\$ 154,521		\$ 36,981	\$ 191,502

General Government includes: General Government, Information Technology, Planning and Development Services, Public Works (Admin, Facilities Maint, Engineering), Fleet Maintenance, and Communications. BVSWMA, Water, and Electric 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.