

# **Owner-Initiated Annexation Request**

**Case # AX-22-007**

**Aledo 34**

**34 Acres**

## **Staff Report on the Fiscal Impact**

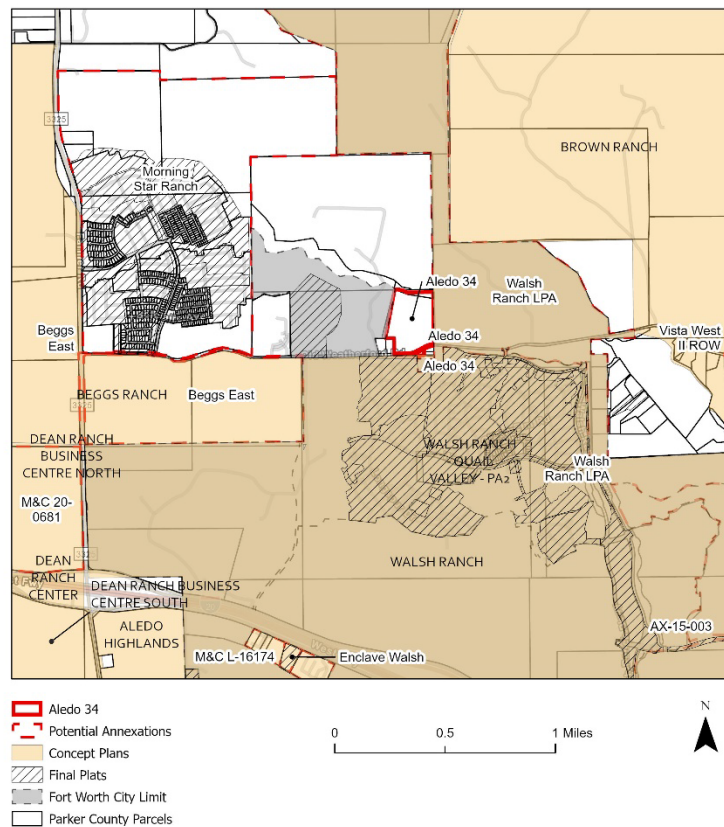
**PREPARED FOR THE CITY COUNCIL BY THE PLANNING & DATA  
ANALYTICS DEPARTMENT**

***OCTOBER 10, 2020***

## EXISTING CONDITIONS

- Description: Approximately 34 acres of land in Parker County, located north of Old Weatherford Road and east of Coder Drive.
- Request type: Full purpose annexation
- Comprehensive Plan Future Land Use: Single-Family Residential
- Existing Land Use: Vacant, Agricultural, Undeveloped
- Concept Plan: No
- Preliminary Plat: No
- Final Plat: No
- Independent School District: Aledo
- Proposed Council District: 3
- Planning Sector: Far West

## DEVELOPMENT ACTIVITY



## Expenditures and Revenues - Police

Reviewer(s): LaShanda Dockery

FYI Comments: The Police Department has projected demand for service based on the best information currently available. Future expenses are highly dependent on the expected uses, density level, transportation infrastructure, and timing of development. Operational, Capital, and Personnel expenses are unknown at this time and are dependent on if a new patrol division, additional personnel (patrol officers, neighborhood police officers, communications staff, etc.) or a new facility is necessary. Once the property is fully developed, call load is estimated to be between 1 to 2 calls a year. The average cost per call is \$610 per officer. Based on an assumption that at least two officers will respond to the call, \$1,220 per call is used to calculate the cost of service. The average annual cost of service for this development is estimated to be \$1,220 to \$2,440. Estimated expenditures assume that there are 2 calls per year and two officers responding to each call. An inflation rate of 3% was used to calculate the expenditures.

### Cumulative Expenditures:

	5 Years	10 Years	15 Years	20 Years	40 Years
<b>Cost per Call</b>	\$2,828.63	\$3,279.16	\$3,801.44	\$4,406.91	\$7,959.37

### Cumulative Revenues, if applicable:

	5 Years	10 Years	15 Years	20 Years	40 Years
<b>None</b>					

**How does this proposal align with your department's plans and policies?** Additional calls for service will increase operational needs for the Police Department. As the land is developed, the Police Department will continue to evaluate call loads to determine whether a new patrol division, additional personnel (patrol officers, neighborhood police officers, communications staff, etc.) or a new facility is necessary.

**How will this proposal affect your key performance indicators?** Once the property is fully developed, Priority 1, 2, and 3 response times could increase for West Division depending on the expected uses, density level, transportation infrastructure, and timing of development.

**Recommendation:** Support Annexation

## Expenditures and Revenues - Fire

Reviewer(s): Doug Zedler, Donna York

No comments.

### Cumulative Expenditures:

	5 Years	10 Years	15 Years	20 Years	40 Years

### Cumulative Revenues, if applicable:

	5 Years	10 Years	15 Years	20 Years	40 Years

**How does this proposal align with your department's plans and policies?**

**How will this proposal affect your key performance indicators?**

**Recommendation:**

## Expenditures and Revenues - Emergency Medical Services

Reviewer(s): Matt Zavadksy

No comments.

### Cumulative Expenditures:

	5 Years	10 Years	15 Years	20 Years	40 Years

### Cumulative Revenues, if applicable:

	5 Years	10 Years	15 Years	20 Years	40 Years

**How does this proposal align with your department's plans and policies?**

**How will this proposal affect your key performance indicators?**

**Recommendation:**

## Expenditures and Revenues - Public Safety Radio Communications

Reviewer(s): Lawrence Crockett

FYI: Radio communication in the proposed area has 97% coverage by the existing communication infrastructure.

### Cumulative Expenditures:

	5 Years	10 Years	15 Years	20 Years	40 Years
<b>Operations</b>	\$0	\$0	\$0	\$0	\$0
<b>Capital</b>	\$0	\$0	\$0	\$0	\$0
<b>Personnel</b>	\$0	\$0	\$0	\$0	\$0

### Cumulative Revenues, if applicable:

	5 Years	10 Years	15 Years	20 Years	40 Years
<b>None</b>					

### How does this proposal align with your department's plans and policies?

This proposal aligns with the department's existing plans, while not required the construction of the proposed Northwest and Southwest towers would improve the radio coverage.

### How will this proposal affect your key performance indicators?

The proposal will have no effects on the departments' key performance indicators.

**Recommendation:** No action regarding public safety radio communications will be required to accommodate the proposed annexation

## Expenditures and Revenues - Roads and Streets

Reviewer(s): Armond Bryant, Riad Nusrallah

### Cumulative Expenditures:

5 Years	10 Years	15 Years	20 Years	40 Years

### Cumulative Revenues, if applicable:

5 Years	10 Years	15 Years	20 Years	40 Years

Improvements to Old Weatherford Road adjacent to the plat boundary required to serve this subdivision. Old Weatherford Road is scheduled to be improved by Parker County from Farmer Road to Purple Thistle Lane. Older Weatherford Road is listed on Master thoroughfare Plan as a 110' wide neighborhood connector with 2 lanes in each direction, a 10 foot shared path and a standard median.

**How does this proposal align with your department's plans and policies?**

**How will this proposal affect your key performance indicators?**

**Recommendation:**

## Expenditures and Revenues - Code Compliance – Code Enforcement

Reviewer(s):

### Cumulative Expenditures:

	5 Years	10 Years	15 Years	20 Years	40 Years

### Cumulative Revenues, if applicable:

	5 Years	10 Years	15 Years	20 Years	40 Years

How does this proposal align with your department's plans and policies?

How will this proposal affect your key performance indicators?

Recommendation:



## Expenditures and Revenues - Code Compliance - Solid Waste Services

Reviewer(s): Ben Neal (Code - Environmental Quality)

### Cumulative Expenditures:

	5 Years	10 Years	15 Years	20 Years	40 Years
	\$92,801	\$266,804	\$440,806	\$614,808	\$1,310,818

### Cumulative Revenues, if applicable:

	5 Years	10 Years	15 Years	20 Years	40 Years
	\$66,294	\$190,595	\$364,597	\$538,599	\$1,234,609

### How does this proposal align with your department's plans and policies?

Service to single-family residential units in the subject area would be provided through the existing City residential solid waste contract. Customers would pay monthly charges through their water bill that cover the direct and indirect costs of these services. Therefore, this annexation is expected to be fiscally net neutral.

### How will this proposal affect your key performance indicators?

This proposal would increase the number of households served, which will impact KPI CC.3.1. However, due to the number of units proposed, this impact is expected to be negligible.

### Recommendation:

Neutral

## Expenditures and Revenues - Code Compliance – Environmental Quality

Reviewer(s): Ben Neal (Code - Environmental Quality)

### Cumulative Expenditures:

	5 Years	10 Years	15 Years	20 Years	40 Years
	\$1,382	\$1,891	\$2,401	\$2,910	\$6,244

### Cumulative Revenues, if applicable:

	5 Years	10 Years	15 Years	20 Years	40 Years
	\$2,496	\$7,176	\$11,856	\$16,536	\$33,072

### How does this proposal align with your department's plans and policies?

The proposed land use is expected to have a low service need from our division. The largest impact on the division will be during development. Grading and land disturbance will be subject to the grading permitting process and subsequent inspections. Current staffing is sufficient to complete these duties.

Following development, proposed land use is expected to have minimal impact on operations of Environmental Quality Division. Considering the low anticipated service needs, the proposed annexation is expected to generate a net positive source of revenue once development is complete.

### How will this proposal affect your key performance indicators?

During development, the subject area would increase number of routine investigations included in KPI CC.5.1. However, current staffing is sufficient to complete these during authorized timelines. Following development, this proposal is not expected to impact key performance indicators.

### Recommendation:

Recommend annexation

## Expenditures and Revenues – Park & Recreation

Reviewer(s):LoriGordon,PRM-Planning

The development will be subject to Neighborhood and Community Park fees and or land dedication

### Cumulative Expenditures:

	5 Years	10 Years	15 Years	20 Years	40 Years

### Cumulative Revenues, if applicable:

	5 Years	10 Years	15 Years	20 Years	40 Years

**How does this proposal align with your department’s plans and policies?**

**If a residential component is planned for the property the Neighborhood & Community Park Dedication Policy would apply and either a land dedication (with potential development) or fee-in-lieu would be required.**

**How will this proposal affect your key performance indicators? Adding acreage to the City park system.**

**Recommendation: PARD in neutral regarding this annexation**

## Expenditures and Revenues - Park & Recreation

Reviewer(s): Contract Mowing

### **PARD-Operations (Citywide Mowing)**

Current conditions would result in an annual maintenance cost of \$1,840.00 annually. (Cumulative expenditures based upon compounding interest with an annual rate of 3.5%.)

### **Cumulative Expenditures:**

	<b>5 Years</b>	<b>10 Years</b>	<b>15 Years</b>	<b>20 Years</b>	<b>40 Years</b>
	\$2,185.34	\$2,595.50	\$3,082.64	\$3,661.21	\$7,285.04

### **Cumulative Revenues, if applicable: No revenue expected.**

	<b>5 Years</b>	<b>10 Years</b>	<b>15 Years</b>	<b>20 Years</b>	<b>40 Years</b>

### **How does this proposal align with your department's plans and policies?**

**How will this proposal affect your key performance indicators?** If developer HOA adopts roadway ROW maintenance (mowing, litter pick-up) in future; then \$0. If no Adoption, then annual increases in mowing, litter costs will increase annually with inflation. If annexed, staff inspections will occur in relation to contract management.

### **Recommendation:**

## Expenditures and Revenues - Park & Recreation

Reviewer(s): Forestry

**PARD-Forestry:** Current conditions will cost approximately \$800/year for tree/brush maintenance. If built out as proposed, an additional \$1,536 annually will be needed for hazard abatement of trees/brush.

### Cumulative Expenditures:

	5 Years	10 Years	15 Years	20 Years	40 Years
	\$2,774	\$3,295	\$3,914	\$4,648	\$9,249

### Cumulative Revenues, if applicable:

	5 Years	10 Years	15 Years	20 Years	40 Years

**How does this proposal align with your department's plans and policies?**

**How will this proposal affect your key performance indicators?** If built as proposed without added funding for PARD-Forestry, it is expected that our response time for tree-related emergencies will increase (negatively affecting our KPI).

**Recommendation:**

## Expenditures and Revenues - Development Services - Gas Wells

Reviewer(s): Not reviewed.

### Cumulative Expenditures:

	5 Years	10 Years	15 Years	20 Years	40 Years

### Cumulative Revenues, if applicable:

	5 Years	10 Years	15 Years	20 Years	40 Years

How does this proposal align with your department's plans and policies?

How will this proposal affect your key performance indicators?

Recommendation:

## Expenditures and Revenues - Transportation and Public Works - Stormwater

Reviewer(s): Cannon Henry, Naven Kathuroju

### Cumulative Expenditures:

Infrastructure	5 Years	10 Years	15 Years	20 Years	40 Years
<b>28 Inlets, 2600 linear ft of pipe</b>	\$8,416.85	\$9,514.70	\$10,612.55	\$11,710.40	\$16,092.98

Note: Expenditure forecasts assume 3.0% annual inflation

Stormwater has projected an increase in maintenance costs from the best information currently available. Future expenses are highly dependent on the actual development of the area as permitted by the City's Development Department. Based on conceptual layout plan, there will be an increase in the number of storm drain infrastructure assets generated from the proposed residential development.

### Cumulative Revenues, if applicable:

Imperv. Surface Cover (Ft <sup>2</sup> )	5 Years	10 Years	15 Years	20 Years	40 Years
<b>568659</b>	\$75,456	\$150,913	\$226,370	\$301,826	\$603,653

**NOTE:** Revenue forecasts do not account for any future fee increases.

### How does this proposal align with your department's plans and policies?

Annexation will increase future maintenance costs for storm drain infrastructure assets associated with this development. A majority of the proposed annexation area is currently vacant. The new development will be required to comply with the city's drainage standards.

### How will this proposal affect your key performance indicators?

Following development, this individual annexation is not expected to significantly impact KPIs for the estimated increase in storm drain assets. The cumulative impacts of all annexations on maintenance-related KPIs may be more significant.

Stormwater management does not anticipate a need for stormwater capital improvements in this annexation area for the foreseeable future. Therefore, no impact to our capital delivery key performance indicators is expected at this time.

### Recommendation:

Stormwater recommends annexation since the revenue is expected to be higher than the anticipated combined capital expenses and maintenance expenses, assuming that the new development will be built per the City's and FEMA's drainage regulations.

## Expenditures and Revenues - Water

Reviewer(s): Wade Goodman, Matt Thurber

FYI Comments: Requesting comprehensive water study and sewer loading be submitted on proposed development. Need to extend offsite 24-inch WS4 water transmission main (with City cost participation) along planned collector street within planned development. Development reliant upon extension of 24-inch WS4 transmission main currently 8,000 linear feet to the northeast of the subject site. Expect assessed Water Main Capacity Charges as well as Sewer Per Acre charges on existing offsite infrastructure adjacent to this development.

### Cumulative Expenditures:

	5 Years	10 Years	15 Years	20 Years	40 Years

### Cumulative Revenues, if applicable:

	5 Years	10 Years	15 Years	20 Years	40 Years
Water Sales	\$1,061,882	\$2,175,746	\$3,346,429	\$4,576,829	\$10,158,894

**How does this proposal align with your department's plans and policies?** Annexation will aid in extension of planned regional water infrastructure needs.

**How will this proposal affect your key performance indicators?** Future maintenance costs public water and sewer infrastructure constructed by this planned development

**Recommendation:** Recommend annexation



## **SUMMARY**

### **Revenues**

- Total revenue per year after buildout is estimated to be \$998,134 with a cumulative total of \$5,820,820 after expenditures over 10 years.
  - Property tax is estimated to be \$365,664 per year from 156 homes.
  - Other revenues are estimated to be \$496,939 per year.

### **Expenditures**

- General fund expenditures are estimated to be \$416,052 per year.
- Service and infrastructure costs will increase over time as additional development occurs and as infrastructure ages and need maintenance and eventual replacement of infrastructure will be necessary.
- Depending on the development's tax generation over time, the annual revenue needed to maintain infrastructure and services to the development may be strained or may not be sufficient to cover costs associated with the development.
- Future costs to the City of Fort Worth include:
  - Maintenance and eventual improvements to public streets within the development.
  - Mowing, forestry, and operational costs for parkland.
  - Library, Code Compliance, Police, Fire, and EMS Services.
  - Water Department will extend service through cost participation.