

Owner-Initiated Annexation Request

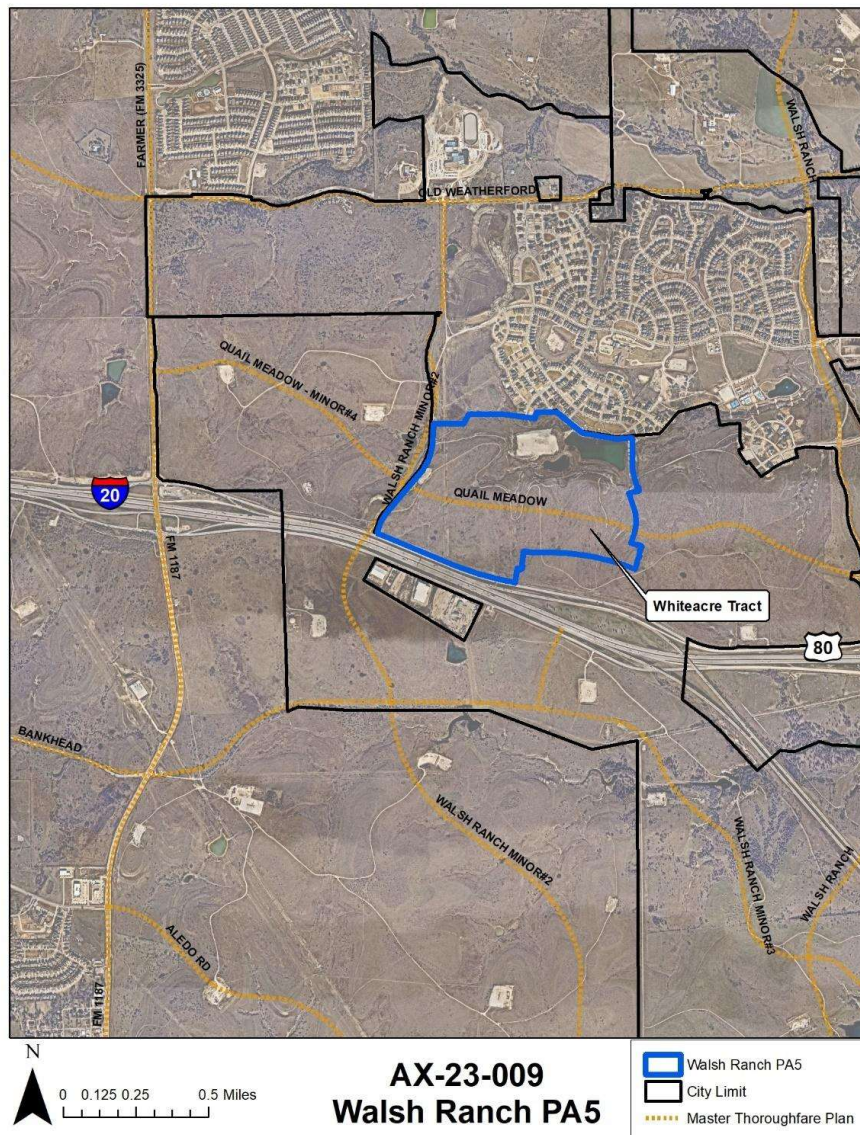
Case # AX-23-009

Walsh Ranch PA5

Approximately 238.78 Acres (project site) 56.52 Acres (ROW)

Staff Report on Fiscal Sustainability Impact

Prepared for City Council by The FWLab



RECOMMENDATION HIGHLIGHTS

Financial Overview:

The current financial analysis includes total revenue, expenditures, balance, and cumulative total as represented in the table below. The Transportation and Public Works Department has calculated estimates for the cost per lane mile and maintenance expenses based on the general street type. Collaborative efforts led by the FWLab and various departments aim to refine cost estimates, providing enhanced clarity for future fiscal impact assessments.

Estimate Year	Annual Total Revenue	Annual total Expenditures	Cumulative Total Net
Year 5	\$17,358,247	\$11,858,475	\$5,499,772
Year 10	\$31,823,453	\$17,235,881	\$14,587,572
Year 15	\$46,288,659	\$22,894,265	\$23,394,394
Year 20	\$60,753,865	\$28,764,650	\$31,989,215
Year 40 (2066)	\$115,721,648	\$53,115,443	\$62,606,205

Expenditures:

Anticipated future City expenditures include maintenance and reconstruction of public streets; parks construction and operational costs; stormwater management; public safety and emergency services; environmental quality; and animal control operations. Note that Water Department revenues and City cost participation for Water Department extensions are not factored into these calculations. The City's Transportation and Public Works department estimates a maintenance cycle every five years, culminating in a complete reconstruction of roads and streets forty years after initial street construction, with an estimated reconstruction cost of \$4,680,000 per lane mile. The costs are expected to increase with development and infrastructure aging, impacting annual revenue requirements to maintain infrastructure and provide City services.

Revenues:

The proposed development spans 2 phases, estimating 644 single-family homes built over two years. Projected property tax revenue is estimated to be \$115,721,648 over a 40-year period. Limited revenues may be anticipated from sales tax, environmental impact fees, solid waste services, and gas well inspection fees. The cumulative net total after accounting for expenditures is anticipated to be positive with \$62,606,205 over a 40-year period.

Comprehensive Plan Alignment:

The annexation and preliminary plat align with a number of Comprehensive Plan policies, including the following:

- Encourage developments that create a network of interconnected local streets and trails that facilitate more direct pedestrian, bicycle, and vehicle access between nearby uses and destinations.

- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Encourage small-lot single-family zoning districts (i.e. AR and A-5) on the periphery of mixed-use growth centers, where the City seeks to concentrate employment and public services.
- Encourage the provision of open space within new developments, with the goal of linking open spaces within adjoining subdivisions.
- Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.

Land Use Recommendation:

Based on the approved development agreement and proposed preliminary plat, the Future Land Use Map is proposed for amendment, with certain Future Land Use Map designations recommended to change from Single-Family designation to Low Density Residential and Private Park, Recreation, Open Space – with the boundaries between the designations adjusted based on the proposed preliminary plat. Additional proposed Future Land Use Map amendments include incorporating the applicable Vacant, Undeveloped, Agricultural (within floodplain) designations.

EXISTING CONDITIONS

Description	Approximately 238.78 acres for project site and 56.52 acres for right-of-way of land east of Walsh Ranch Minor #2 and west of Walsh Ranch Parkway. Property is located in Parker County and is adjacent to I-20 West.
Request Type	Full Purpose Annexation
Development Agreement	Yes – CSC0 28585
Council District	3
Comprehensive Plan Future Land Use	Single-Family Residential
Floodplain	North portion of property.
Current & Proposed Zoning	Current: Agriculture Proposed: Single-Family (A-5)
Existing Land Use	Vacant / Agriculture
Included in Planned Service Area	Yes – FM 3325/Walsh Ranch
Enclave	No.

Planning Sector	Far West.
ROW	Yes -56.52 acres
Concept Plan	Yes.
Preliminary Plat	No.
Final Plat	No.
Independent School District	Aledo ISD.

COMPREHENSIVE PLAN CONSISTENCY

The adopted 2023 Comprehensive Plan designates the proposed annexation area as Single-Family Residential and Vacant, Undeveloped, Agricultural (within floodplain) on the City's Future Land Use Map. The annexation application, land plan, and associated preliminary plat for the property propose Single-Family Residential; Low Density Residential (shared access lots); Vacant, Undeveloped, Agricultural (within floodplain); and Private Park, Recreation, Open Space.

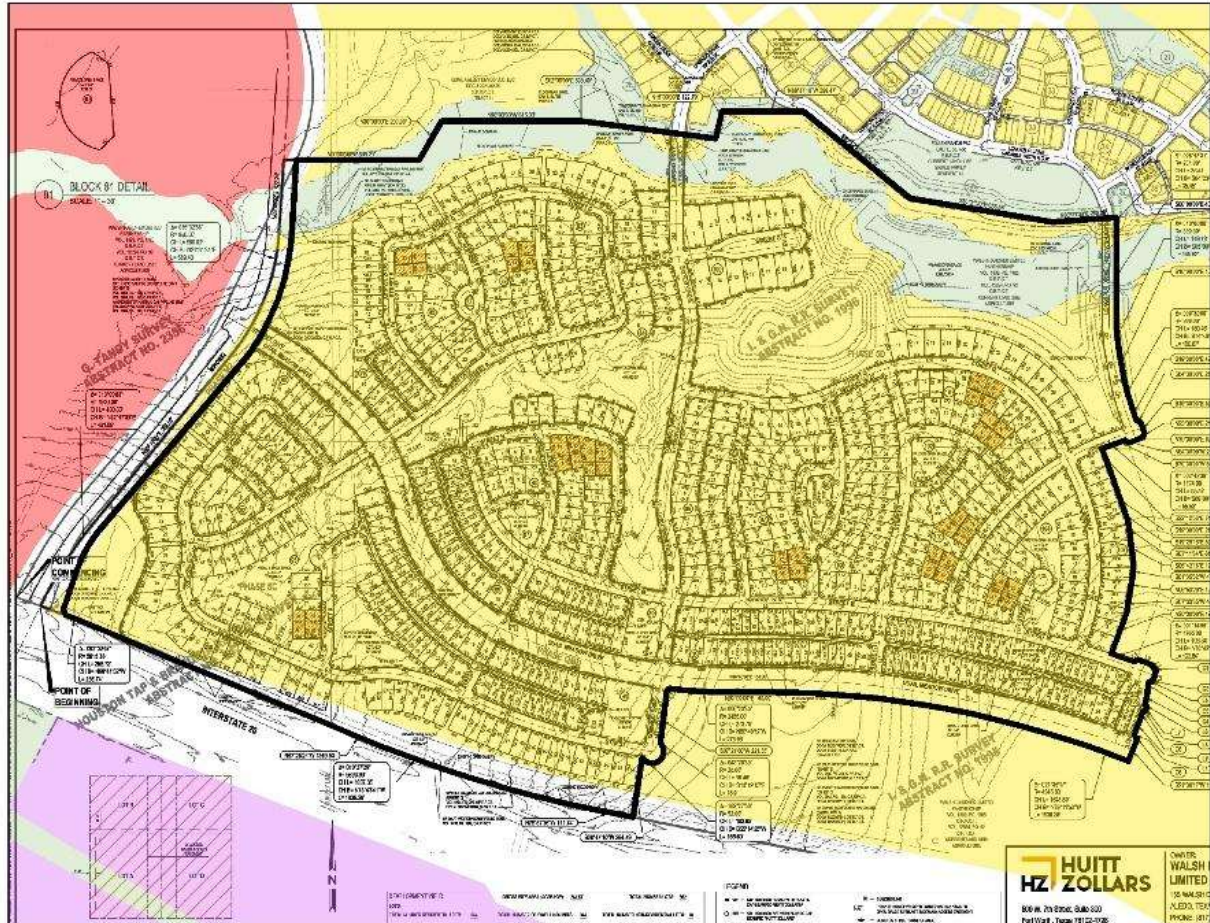
The proposed Low Density Residential use within the annexation area is currently inconsistent with the adopted Future Land Use Map. While the annexation proposal retains the single-family residential and vacant, undeveloped, agricultural (within floodplain) land use types identified in the Comprehensive Plan, the proposal seeks a modest increase in the intensity of these planned uses within the area, which is consistent with adopted Comprehensive Plan policies and encouraged. Given the developing Single-Family Residential neighborhood, the proposed land uses and designations are compatible with the surrounding uses, both existing and currently planned.

Staff recommends amending the Future Land Use Map in the Comprehensive Plan to designate the property Single-Family Residential and Low Density Residential where the corresponding residential development is proposed; Vacant, Undeveloped, Agricultural where floodplain is present; and Private Park, Recreation, Open Space where the corresponding use is proposed. The Future Land Use Maps below show the currently adopted designations for the area, as well as staff's proposed changes to the Future Land Use Map to bring the map into alignment with the proposed land uses.

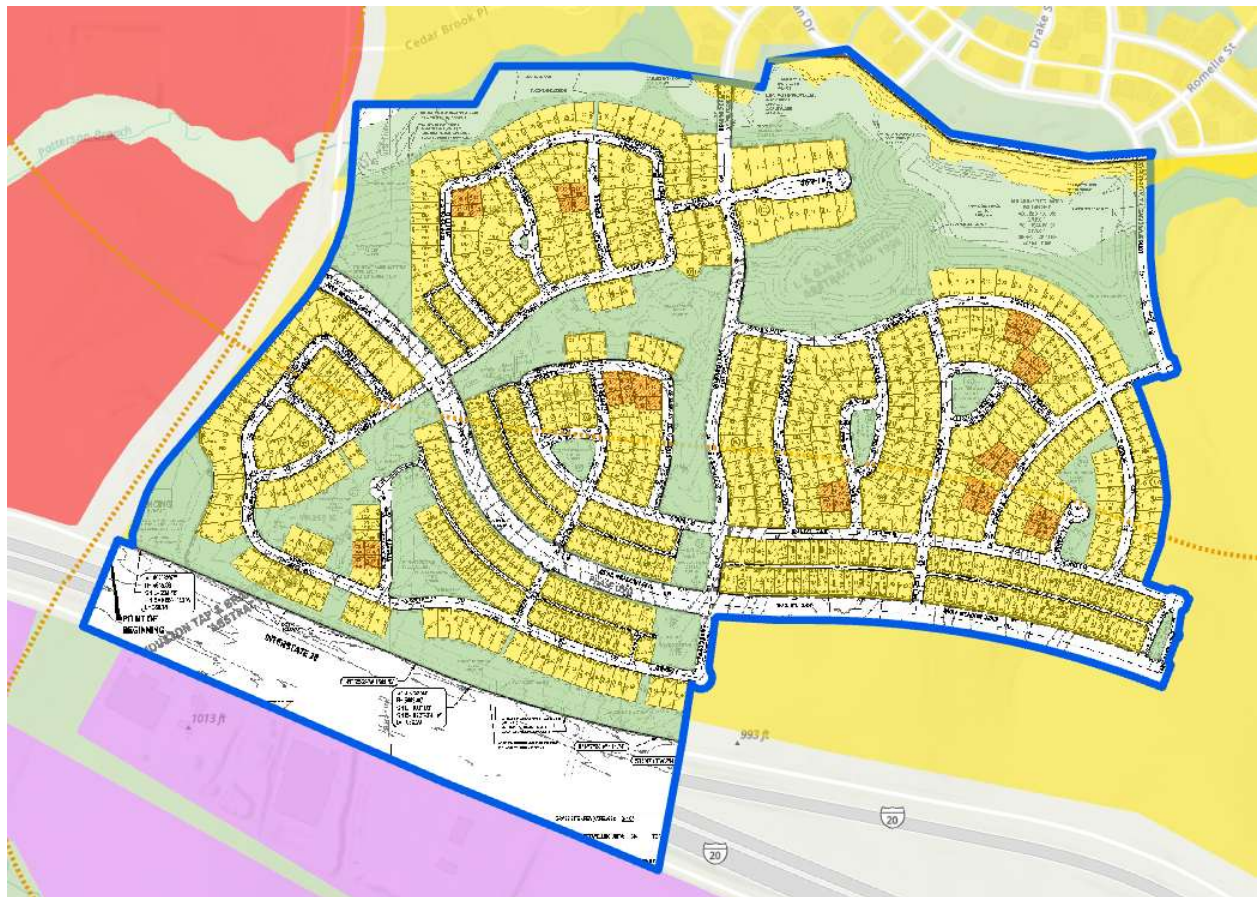
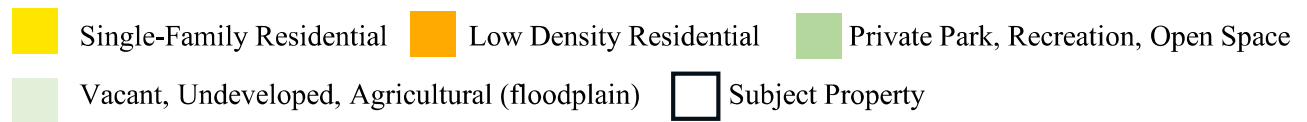
The proposed Future Land Use Map amendments change the Single-Family designation to Low Density Residential and Private Park, Recreation, Open Space with the boundaries between the two designations adjusted based on the proposed preliminary plat. In addition, the proposed Future Land Use Map amendments add the applicable Future Land Use designation for Vacant, Undeveloped, Agricultural (within floodplain) where shown on the applicant's submitted preliminary plat.

Adopted Future Land Use:

- Single Family Residential
- Vacant, Undeveloped, Agricultural (floodplain)
- Subject Property



Proposed Future Land Use:



WATER DEPARTMENT

Based on accepted water and sewer study for the proposed annexation, it is anticipated that approximately 26,000 linear feet of water and 30,000 linear feet of sewer public infrastructure will be constructed as part of this development.

Water Department is coordinating with the developer of this proposed annexation to construct a regional Westside IV water transmission main. However, the water capacity of the proposed annexation area is not contingent upon the installation of said Westside IV water transmission main; therefore, the cost is not attributable to this development.

1. How does this proposal align with your department's plans and policies? List policies from department's plan that this annexation proposal supports (Strategic Plan, Master Plan, Neighborhood Plan, etc.): Proposal aligns with master agreements for the Walsh Ranch development and is consistent with the City Comprehensive Plan. The proposed annexation aligns with the Water Department Water and Sewer Master Plans regarding land use.

2. How will this proposal affect your key performance indicators? This annexation is not expected to significantly impact KPIs for the maintenance of water and sewer assets. The cumulative impacts of all annexations on maintenance-related KPIs over time will be more significant. Utility management does not anticipate a need for additional water/sewer capital improvements in this annexation area for the foreseeable future.

3. Department Recommendation: Water Department supports annexation request.

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Infrastructure Operation & Maintenance	\$296,675	\$750,025	\$1,289,380	\$1,898,644	\$5,473,355
Capital	-	-	-	-	-

Estimated Cumulative Revenues (2024 Dollars, assuming 1% annual inflation starting in 2025)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$1,863,048	\$5,266,699	\$8,843,969	\$12,603,716	\$26,660,904
Pro Rata	\$264,400	-	-	-	-
Based on 651 residential, 8 irrigation, and 2 commercial accounts. Pro Rata: \$400 per connection charge per M&C G-16473					

TRANSPORTATION AND PUBLIC WORKS

The following table provides an overview of estimated costs per lane mile categorized by street type, providing financial considerations associated with the proposed development. This data aims to highlight the distinct financial implications of developing and maintaining each proposed street type. Arterials are to be constructed by the Capital PID.

Below are Transportation and Public Work's estimated maintenance cost per lane mile for a 40-year period:

Type of Application	Year	Inflation Adjusted Cost / Lane Mile	Estimated Cost 3.51 Lane Miles
Joint Sealing	5	\$36,000	\$126,720
Joint Sealing	10	\$210,000	\$739,200
Panel Replacement	15	\$1,600,000	\$5,632,000
Joint Sealing	20	\$54,000	\$190,080
Panel Replacement	25	\$1,000,000	\$3,520,000
Joint Sealing	30	\$66,000	\$232,320
Panel Replacement	35	\$360,000	\$1,267,200
Reconstruction	40	\$4,680,000	\$16,473,600

1. How does this proposal align with your department's plans and policies? List policies from department's plan that this annexation proposal supports (Strategic Plan, Master Plan, Neighborhood Plan, etc.): Not provided.

2. How will this proposal affect your key performance indicators? Not provided.

3. Department Recommendation: Supportive.

TRANSPORTATION AND PUBLIC WORKS - STORMWATER

Based on the available information, there will be an increase in the number of storm infrastructure assets generated from the proposed development. It is estimated that 159 new storm inlets and 26,066 linear feet of storm sewer pipes will be installed as part of this proposed single-family residential development. Stormwater therefore projects 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 Services Department. Since the north portion of the property is in a floodplain, there will be areas of potential high water that should be considered during development to prevent hazardous roadway overtopping and flooding.

1. How does this proposal align with your department's plans and policies? List policies from department's plan that this annexation proposal supports (Strategic Plan, Master Plan, Neighborhood Plan, etc.): The annexation will increase future maintenance costs and staff time required for the estimated storm system infrastructure associated with this development. Additional staff may be required to maintain existing service levels when the cumulative impacts of all annexations are considered.

2. How will this proposal affect your key performance indicators? Following the development, this particular annexation is not expected to significantly impact KPIs for the estimated increase in the storm system infrastructure 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.

3. Department Recommendation: Stormwater supports the 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 and standards.

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (assuming 3% annual inflation)					
Infrastructure Operation & Maintenance	5 Years	10 Years	15 Years	20 Years	40 Years
159 Inlets and 26,066 Linear Feet of Pipe	\$25,061	\$28,333	\$31,602	\$34,871	\$44,913

Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$770,434	\$1,540,868	\$2,311,302	\$3,081,736	\$6,163,471

POLICE DEPARTMENT

Review 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 approximately 30 calls for the single-family residential a year. The average cost per call is \$710 per officer. Based on the assumption that at least two officers will respond to a call, \$1,420 per call is used to calculate the cost of service. The average annual cost of service for this development is estimated to be \$42,600 for the single-family residential. Estimated expenditures assume that there are 30 calls per year and two officers responding to each call. An inflation rate of 3% was used to calculate the expenditures. Expenditures are rounded to the nearest whole dollar.

1. How does this proposal align with your department's plans and policies? List policies from department's plan that this annexation proposal supports (Strategic Plan, Master Plan, Neighborhood Plan, etc.): 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.

2. 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, Police Beat L19, Police Reporting Area V080 depending on the expected uses, density level, transportation infrastructure, and timing of development.

3. Department Recommendation: Support Annexation

Estimated Cumulative Expenditures and Revenues

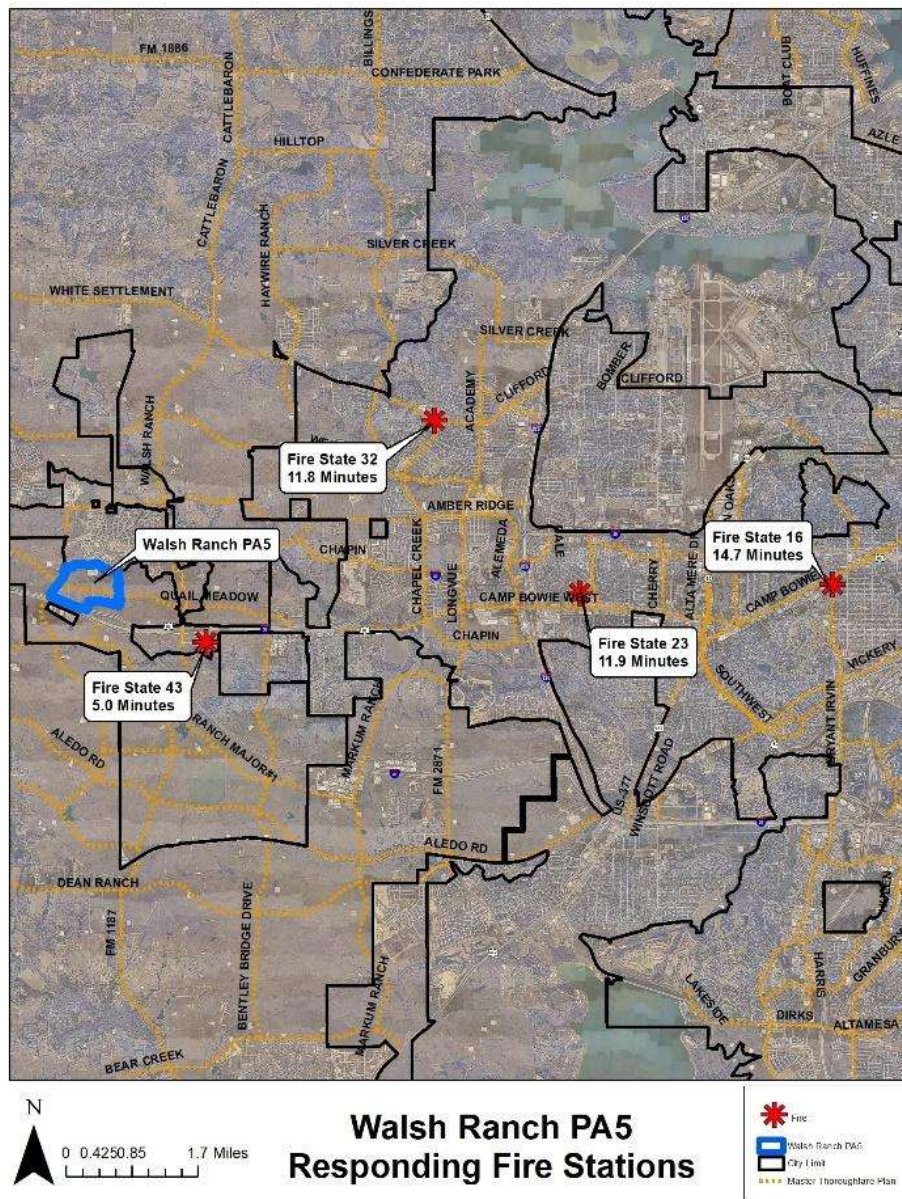
Estimated Expenditures of Service (2024 Dollars)					
Costs per call	5 Years	10 Years	15 Years	20 Years	40 Years
Single-Family	\$49,385	\$57,251	\$66,369	\$76,940	\$138,963

Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	-	-	-	-	-
No revenue expected.					

FIRE DEPARTMENT

Review Comments: The following table outlines the estimated response times for designated fire stations based on their locations. Prompt and efficient responses are crucial in emergency situations, and the times listed below represent the estimated duration it takes for each fire station to reach the boundary of the proposed annexation area. These response times are essential factors in ensuring the timely deployment of resources for effective emergency management.

The estimated response time for Fire Station 43 is based on its new location at 2200 Walsh Ranch Parkway. The responding fire stations' proximity to the Walsh Ranch PA5 boundary are shown in the below map.



	FIRE STATION	ESTIMATED RESPONSE TIME
1st Due Company	Fire Station 43 2200 Walsh Ranch Parkway	2.8 minutes
2nd Due Company	Fire Station 32 10201 White Settlement Rd	11.8 minutes
3rd Due Company	Fire Station 23 3201 Portales Dr	11.9 minutes
4th Due Company	Fire Station 16 5933 Geddes Ave	14.7 minutes
1st Aerial	Fire Station 23 3201 Portales Dr	11.9 minutes

Fire Department Response Time Comments:

- Fire and EMS first responder services will be dispatched from new Fire Station 43, located at 2200 Walsh Ranch Parkway, to the proposed annexation. Current Fire Department response time goal is to arrive on the scene of emergencies within five minutes from the time of dispatch at 75% of the time. Based on the existing fire stations located close to this proposed annexation area, the Fire Department will be able to meet this response time goal.

Fire Department Incidents Comments:

- 2022 produced 61 incidents for the area within one half mile of the proposed annexation (not including the area of the proposed annexation itself). Based on a comparison of the area of the buffer to the area of the annexation, the estimated annual count of incidents in the annexation is 11.
- The estimated cost of an additional incident is \$968. Multiplied by 11 incidents, the total additional annual cost of responding to the annexation is estimated to be \$10,648. However, once the area becomes more fully developed or if zoning for the area changes, this number will need to be adjusted.

Fire Department Comments Related to Staffing and Facilities:

- Basic Life Support (BLS) emergency medical services by existing personnel and equipment of the Fort Worth Fire Department will be provided to the annexation area commencing on the effective date of the annexation. The Fort Worth Fire Department serves as the first responder on life threatening medical emergencies as a part of the MedStar system. All Fort Worth Fire Department personnel are certified as Emergency Medical Technician basic level or higher. All engines, trucks, and rescue units carry Automated External Defibrillators for use with victims who are in cardiac arrest.

EMERGENCY MEDICAL SERVICES

Review Comments: The proposed annexation of an area can have significant implications for Emergency Medical Services (EMS). Adequate planning and communication are crucial to address potential challenges and maintain the effectiveness of EMS operations during and after the annexation process.

1. How does this proposal align with your department's plans and policies? List policies from department's plan that this annexation proposal supports (Strategic Plan, Master Plan, Neighborhood Plan, etc.): MedStar's goal is to meet or exceed the needs of Fort Worth growth through annexation. These costs and potential revenues are based on the current Citywide expenses per capita, multiplied by the population projected when the annexation is fully developed and populated.

2. How will this proposal affect your key performance indicators? It is anticipated that costs for providing services to this area, at the 2023 service level, will exceed revenues generated from patient service fees by and estimated \$2.33 per capita, and may require alternate funding sources to meet expenses related to the desired service level for this annexed area.

3. Department Recommendation: Proceed with Annexation if it meets the growth objectives of the City of Fort Worth, with the knowledge that EMS funding sources, beyond patient services fees, may be required to maintain desired service levels.

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$159,814	\$350,720	\$573,906	\$828,976	\$1,785,486
Capital	\$54,593	\$120,104	\$196,534	\$283,882	\$611,439
Personnel	\$446,104	\$981,429	\$1,605,974	\$2,319,740	\$4,996,364
Maintenance	\$31,478	\$69,252	\$113,322	\$163,687	\$352,558
Projections include a 10% expense escalator.					

Estimated Cumulative Revenues (2024 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$685,267	\$1,410,453	\$2,175,558	\$2,980,581	\$6,120,836
Projections include a 3% revenue escalator.					

PUBLIC SAFETY RADIO COMMUNICATIONS

Review Comments: Assessing the proposed population growth from the annexation on public safety radio communications will be important. The exponential increase in population size heightens demands on emergency services and law enforcement, necessitating a comprehensive evaluation of our current communication infrastructure. As the population expands, so does the potential for emergencies and public safety incidents, highlighting the critical importance of a robust and scalable radio communication system. To ensure the efficacy of public safety efforts, strategic investments and enhancements to the radio communication technology will be continuously reviewed.

Radio coverage in the proposed area has 87% coverage with existing communication infrastructure and will require a significant investment to improve Public Safety communication in this area. The costs to improve the coverage would require building a new tower in the Southwest area, which have been quoted at \$6.6M for acquiring property, feasibility studies, FCC licensing, and the construction of the tower. The use of mobile repeaters can improve coverage on a limited basis and will need to be purchased for responding Police, Fire, EMS or Public Works units in the area. These have been priced at \$18K each and would provide local communications but not provide communications back to dispatch, risking responders' safety. Additional operational costs will be required due to communication upgrades and servicing.

1. How does this proposal align with your department's plans and policies? List policies from department's plan that this annexation proposal supports (Strategic Plan, Master Plan, Neighborhood Plan, etc.): The proposal aligns with the department's existing plans to improve coverage in this area, through new towers in both the Northwest and Southwest. The department has implemented use of the LTE (FirstNet) to expand radio coverage, however, use long term of this solution would be a less cost-effective approach due to subscription costs, that would exceed the purchase and build out of the communication towers.

2. How will this proposal affect your key performance indicators? The proposal will impact the availability of radio communications in the area, as users will experience "BONKS" and an inability to communicate with one another or dispatch.

3. Department Recommendation: Without the construction of a new communication tower, this area is moderately supported by the current infrastructure.

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2025 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$60,032	\$69,761	\$81,186	\$93,857	\$155,372
Capital	\$6,600,000	-	-	-	-
Personnel	-	-	-	-	-
Maintenance	\$10,210	\$13,842	\$17,734	\$23,392	\$31,583
Expenditure forecasts assume 3% annual inflation.					

Estimated Cumulative Revenues (2025 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$15,349	\$30,709	\$46,063	\$61,418	\$122,837
Revenue forecasts do not account for any fee increases.					

CODE COMPLIANCE — CODE ENFORCEMENT

1. How does this proposal align with your department's plans and policies? List policies from department's plan that this annexation proposal supports (Strategic Plan, Master Plan, Neighborhood Plan, etc.): We are part of the so clean program. Life cycles of neighborhoods are typically 20 years. We anticipate an increased demand on our services at the 20-year and 40-year mark require the addition of personnel and a vehicle.

2. How will this proposal affect your key performance indicators? At the 20-year and 40-year mark we anticipate increased demand on our securing of vacant buildings KPI.

3. Department Recommendation: We recommend annexation.

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2025 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$500	\$500	\$500	\$1,000	\$500
Capital	\$500	\$500	\$500	\$40,000	\$40,000
Personnel	\$500	\$500	\$500	\$50,000	\$50,000
Maintenance	\$200	\$200	\$200	\$5,000	\$5000

Estimated Cumulative Revenues (2025 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	-	-	-	-	-
No revenue expected.					

CODE COMPLIANCE — ANIMAL CONTROL (ACC)

1. How does this proposal align with your department's plans and policies? List policies from department's plan that this annexation proposal supports (Strategic Plan, Master Plan, Neighborhood Plan, etc.): This is in line with Animal Control planning to increase officers to cover surrounding communities with two more officers. This will help cover the area as well as surrounding neighborhoods are developed.

- 644 Single family houses, which statistics show that 70% of households have 1.6 dogs and 1.8 cats. Which even 451 households having owned animal in the area, would add 1,533 owned animals in the City of Fort Worth. There will also be an increase of wildlife activity given the geographical location of the neighborhood. This includes Raccoon, Opossum, Coyote and possibly deer activity/movement which will increase the number of service requests to the location.
- The community would be serviced by officer station at North Animal Shelter, which would help with respond time for all calls. North Animal Shelter would be service for animal related education and assistance

2. How will this proposal affect your key performance indicators? If each household has owned animals this would add 1,533 animals for this area and potential for increase complaints in the area. As the development of the community builds and citizens move in with animals, increase to respond for the issues in the area, more officers to cover the increase in calls decreases response times.

3. Department Recommendation: Our recommendation is to add two Animal Control Officers positions to cover the increase of the 644 single family dwellings along with the potential increase of 1,533 domesticated animals.

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2025 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$87,200	\$87,200	\$87,200	\$87,200	\$348,800
Capital	\$140,00	\$140,00	\$140,00	\$140,00	\$560,000
Personnel	\$658,905	\$658,905	\$658,905	\$658,905	\$2,635,620
Maintenance	\$125,000	\$125,000	\$125,000	\$125,000	\$500,000
<ul style="list-style-type: none"> • \$87,200.00 Cost of equipment for trucks, laptops, software license yearly, cellphones, safety equipment, uniforms with replacement and operational/minor equipment supplies for daily task. • \$140,000.00 cost of Animal Control trucks with A/C on Animal Cages for staff to respond to calls and transport animals as needed. • \$658,905.00 cost of staff salary with full benefits and staff already station at North Animal Campus. • \$125,000.00 cost of fuel/maintenance on vehicles, as vehicles age cost may increase. • North Animal Shelter would be facility to service area for animal related education and assistance 					

ENVIRONMENTAL SERVICES DEPARTMENT - SOLID WASTE SERVICES

1. How does this proposal align with your department's plans and policies? List policies from department's plan that this annexation proposal supports (Strategic Plan, Master Plan, Neighborhood Plan, etc.): This is in-line with Solid Waste planning for the western part of the City. Surrounding streets and neighborhoods are already serviced as part of existing Wednesday Solid Waste routes and monthly bulk routes.

2. How will this proposal affect your key performance indicators? This proposal will not affect SW KPIs. The same KPI's apply to all residential collection. This is only 644 incremental households out of over 256,000 households

3. Department Recommendation: Proceed as planned

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2025 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$ 677,874	\$ 1,214,068	\$ 1,821,103	\$ 2,428,13	\$ 4,856,275
Capital					
Personnel					
Maintenance					
<ul style="list-style-type: none"> Per the application they plan for 644 single family households to be serviced under the existing residential collections contract with Waste Management. This covers Garbage, Recycling, Yard Waste, and Bulk Waste. The FY25 forecast collection expense per household per month is \$15.37. This rate will increase per the annual contractual cost adjustment but the rates are determined by annual index change so the total rate changes are not available at this time. \$15.37 monthly x 12 = \$184.44 annually per household. 644 x \$184.44 = \$118,779.36 annually. The numbers above are straight line and do not include any cost increases. There will be cost increases that will affect the final numbers. Each household will have two carts, one garbage cart and one recycling cart. At an average cost of \$55 per cart, it is \$55x644x2 carts each house = \$70,840 first year only. This community would be served by the Brennan Drop-Off Station, approx. 18.4 miles to the Northeast. No material incremental cost would incurred by the City to service this community. 					

Estimated Cumulative Revenues (2025 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	\$ 713,878	\$ 1,427,756	\$ 2,141,634	\$ 2,855,512	\$ 5,711,024

Departmental Review Comments; Revenues: 644 single family households would be serviced under existing residential collections contract with Waste Management. The current average cart revenue per household per month is \$18.37. This covers Garbage, Recycling, Yard Waste, and Bulk Waste.

\$18.37 x 12 = \$220.44 annually per household, total of 644 x \$220.24 = \$141,834.56. The numbers above are straight line and do not include any cost increases. This revenue could increase if the City decided to raise residential rates.

This community would be served by the Hillshire Drop-Off Station, approx. 7 miles to the North. No material incremental cost would be incurred by the City to service this community.

ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL QUALITY

1. How does this proposal align with your department's plans and policies? List policies from department's plan that this annexation proposal supports (Strategic Plan, Master Plan, Neighborhood Plan, etc.):

The proposed land use is expected to have a relatively low service need from our division. The largest impact will be during development, when 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, the majority of service needs will be limited to ad-hoc complaint response and litter abatement, primarily expected in the northeastern part of the tract that will remain open space. Given that the proposed land use is residential, the project is expected to have minimal impact on operations of Environmental Quality Division. Due to the low expected service needs and increased revenue to the Environmental Protection Fund, this annexation is expected to benefit Environmental Quality Division's ability to fulfill the Environment Master Plan.

2. How will this proposal affect your key performance indicators?

During development, the subject area would increase number of routine investigations included in KPI CC.5.2. However, current staffing is sufficient to complete these during authorized timelines. The undeveloped portion of the subject area may experience an elevated rate of illegal dumping in comparison to the developed portion of the project, which may increase the number of litter abatement requests covered in KPI CC.3.3. However, due to recent staffing and contract increases, the litter abatement program's current capacity is expected to be sufficient to meet the established goals.

3. Department Recommendation:

Recommend annexation

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (2025 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations	\$4,180	\$6,267	\$8,904	\$12,035	\$31,650
Capital	\$100	\$224	\$383	\$571	\$1,750
Personnel	\$2,293	\$4,489	\$7,392	\$10,839	\$32,432
Maintenance	\$501	\$1,121	\$1,914	\$2,855	\$8,751

Estimated Cumulative Revenues (2025 Dollars)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Revenue	Revenue	\$46,872	\$104,832	\$162,792	\$220,752

PARK AND RECREATION

1. How does this proposal align with your department's plans and policies? List policies from department's plan that this annexation proposal supports (Strategic Plan, Master Plan, Neighborhood Plan, etc.): N/A

2. How will this proposal affect your key performance indicators? N/A

Estimated Cumulative Expenditures and Revenues

Estimated Cumulative Expenditures (assuming 3.5% annual inflation)					
	5 Years	10 Years	15 Years	20 Years	40 Years
Operations					
Capital					
Personnel					
Maintenance (Contract Mow)	18,855	22,393	26,596	31,588	62,853
Maintenance (Forestry)					
Departmental Review Comments — Expenditures: PARD Forestry: PARD ROW: In current state, no PARD ROW impact. Future buildout of roadway ROW serviced every 7 days (mowing/litter) \$15,875 annually. Future arterial roadway buildout for maintaining 0.4 mile O/W on I20 frontage; 0.8 mile (1.6 R/T) of future arterial road, & 0.4 (0.8 R/T) on future Walsh Ranch road. 2.8 miles x \$95 for 1st 0.1/mi, then \$20 each additional 0.1; 7 day mow cycle \$635*25 cycles = \$15,875 annual maintenance cost. If Walsh Ranch is a PID that would maintain roadsides, then no impact to PARD Contract Mow. PARD PRM-Planning:					