



City of Killeen

Agenda

City Council Workshop

Tuesday, June 4, 2019

5:00 PM

City Hall
Council Chambers
101 N. College Street
Killeen, Texas 76541

Items for Discussion at Workshop

1. [DS-19-046](#) Discuss Agenda Items for the Regular City Council Meeting of June 11, 2019.
2. [DS-19-047](#) Discuss Families in Crisis Funding Request for Friends in Crisis Shelter

Attachments: [Staff Report](#)
[Families in Crisis Request for Funding](#)
[Funding to Date](#)
[Presentation](#)

3. [DS-19-048](#) Receive Quarterly Financial Report

Attachments: [Presentation](#)

Councilmember Requests for Future Agenda Items

4. [RQ-19-004](#) Future Agenda Item Requests:
 - Conduct and Reprimand Review for Councilmember

Items for Regular City Council Meeting of June 11, 2019

Minutes

5. [MN-19-012](#) Consider Minutes of Special City Council Meeting of May 21, 2019.

Attachments: [Minutes](#)

6. [MN-19-013](#) Consider Minutes of Regular City Council Meeting of May 28, 2019.

Attachments: [Minutes](#)

Resolutions

7. [RS-19-048](#) Consider a memorandum/resolution approving the investment report for the quarter ended March 31, 2019.

Attachments: [Staff Report](#)
[Quarterly Investment Report](#)

8. [RS-19-049](#) Consider a memorandum/resolution approving the abandonment of a 10' utility easement affecting Lot 1A, Block 1, Texas Sunflower Addition Amended plat. The property is addressed as 5002 Thayer Drive, Killeen, Texas.

Attachments: [Staff Report](#)
[Maps](#)
[Exhibit](#)
[QuitClaim Deed](#)
[Presentation](#)

Ordinances

9. [OR-19-011](#) Consider an ordinance annexing approximately 76.459 acres of land, being adjacent to 5601 Clear Creek Road, Killeen, Texas, pursuant to a petition for voluntary annexation and approving the annexation service plan.

Attachments: [Staff Report](#)
[Service Plan](#)
[Maps](#)
[Ordinance](#)
[Exhibits](#)
[Presentation](#)

10. [OR-19-012](#) Consider an ordinance annexing approximately 83.01 acres of land, being adjacent to 7501 Chaparral Road, Killeen, Texas, pursuant to a petition for voluntary annexation, and approving the annexation service plan.

Attachments: [Staff Report](#)
[Service Plan](#)
[Maps](#)
[Exhibits](#)
[Ordinance](#)
[Presentation](#)

Adjournment

I certify that the above notice of meeting was posted on the Internet and on the bulletin boards at Killeen City Hall and at the Killeen Police Department on or before 5:00 p.m. on May 31, 2019.

Lucy C. Aldrich, City Secretary

The public is hereby informed that notices for City of Killeen meetings will no longer distinguish between matters to be discussed in open or closed session of a meeting. This practice is in accordance with rulings by the Texas Attorney General that, under the

Texas Open Meetings Act, the City Council may convene a closed session to discuss any matter listed on the agenda, without prior or further notice, if the matter is one that the Open Meetings Act allows to be discussed in a closed session..

This meeting is being conducted in accordance with the Texas Open Meetings Law [V.T.C.A., Government Code, § 551.001 et seq.]. This meeting is being conducted in accordance with the Americans with Disabilities Act [42 USC 12101 (1991)]. The facility is wheelchair accessible and handicap parking is available. Requests for sign interpretive services are available upon requests received at least 48 hours prior to the meeting. To make arrangements for those services, please call 254-501-7700, City Manager's Office, or TDD 1-800-734-2989.

Notice of Meetings

The Mayor and/or City Council have been invited to attend and/or participate in the following meetings/conferences/events. Although a quorum of the members of the City Council may or may not be available to attend this meeting, this notice is being posted to meet the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. No official action will be taken by Council.

- *VFW Post 9191 60th Anniversary of Service, June 1, 2019, 6:00 p.m., Club Hood*
- *Korean War Veterans Association Banquet, July 27, 2019, 5:00 p.m., Club Hood*

Dedicated Service -- Every Day, for Everyone!



City of Killeen

Legislation Details

File #: DS-19-046 **Version:** 1 **Name:** Discuss Agenda Items
Type: Discussion Items **Status:** Discussion Items
File created: 5/21/2019 **In control:** City Council Workshop
On agenda: 6/4/2019 **Final action:**
Title: Discuss Agenda Items for the Regular City Council Meeting of June 11, 2019.
Sponsors: City Manager Department
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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City of Killeen

Legislation Details

File #: DS-19-047 **Version:** 1 **Name:** Families in Crisis Request for Funding
Type: Discussion Items **Status:** Discussion Items
File created: 5/23/2019 **In control:** City Council Workshop
On agenda: 6/4/2019 **Final action:**
Title: Discuss Families in Crisis Funding Request for Friends in Crisis Shelter
Sponsors: City Manager Department
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Families in Crisis Request for Funding](#)
[Funding to Date](#)
[Presentation](#)

Date	Ver.	Action By	Action	Result
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STAFF REPORT

DATE: June 4, 2019
TO: Mayor and City Council
FROM: Ronald L. Olson, City Manager
SUBJECT: Families in Crisis Funding Request

BACKGROUND AND FINDINGS:

During FY 13-14 budget process, Families in Crisis, Inc. was allocated \$510,564 of Community Development Block Grant (CDBG) funding and \$250,000 from the FY 13-14 Annual Budget and Plan of Municipal Services to be used for renovations to approximately 7,400 square feet of an existing building owned by Families in Crisis Inc. to become a shelter (Friends in Crisis) for persons experiencing homelessness. The construction project was awarded to A&L Sanchez for \$1,139,963.00. Renovations were completed and the shelter opened on December 23, 2015.

Since that time, the shelter has provided overnight shelter to approximately 800 persons per year. The shelter can accommodate 78 persons and most nights the shelter has operated at capacity. Beginning in 2016, the City (has through CDBG funding) provided funding for personnel to provide case management for clients at the shelter. That funding since 2016 to present is \$53,262.00.

On May 18, 2019, the shelter suspended services at the Friends in Crisis shelter due funding shortfalls. While this is hopefully a short term setback, the board is requesting financial assistance from the City and other organizations. The board of Families in Crisis has submitted a request for \$10,000.00 monthly and the waiver of water, sewer and garbage fees. Their charges for these City utilities totaled \$12,673 in 2018.

CONFORMITY TO CITY POLICY:

City policy requires that all service priorities be considered during the annual budget process and that subsequent expenditures be authorized in the budget. This request does not comply with city policy because it is out of sequence with the budget process.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

The board of Families in Crisis has requested support in the amount of \$10,000 per month, or \$120,000 per year. In addition, the board is requesting assistance with utility bills that total approximately \$12,673 per year; however, the City's Financial Governance Policy (Section VIII(B)(3)) states "Free services will be provided to no one." Removing utility bill assistance from the board's requested support leaves an annual amount of \$120,000.

Is this a one-time or recurring expenditure?

The \$120,000 in support is being requested on a recurring basis.

Is this expenditure budgeted?

No

If not, where will the money come from?

A budget amendment would be needed to appropriate money from the fund balance in the General Fund.

Is there a sufficient amount in the budgeted line-item for this expenditure?

No

RECOMMENDATION

Recommend this request be considered with all outside agencies during the budget process.

ATTACHED SUPPORTING DOCUMENTS:

Families in Crisis Funding Request
Funding to Date



p.o. box 25 killeen, tx 76540 • 254.634.1184 • 254.526.6111 • ficinc@earthlink.net • www.familiesincrisis.net

May 21, 2019

Mr. Ron Olson
City Manager, City of Killeen
101 N. College Street
Killeen, Texas 76541

Dear Mr. Olson:

On behalf of the Families In Crisis, I am requesting the City of Killeen's support of the Friends In Crisis Homeless Shelter. The homeless are not just a responsibility of one organization, but rather the responsibility of the City of Killeen as and residents of Killeen and surrounding communities.

Families In Crisis was approached by the City to open a homeless shelter because it was the only organization with the capacity to operate the facility. At the time, it was indicated that the City would continue to provide support for the shelter, not only through CDBG funds but also through funds from the City, once the facility was operational. We have received some CDBG funds annually, but none from the City. As you are aware, because we shared our situation with the CDBG staff on May 7 and asked them to share it with you, the homeless shelter is temporarily closed effective May 18 due to loss of a grant and funding shortfalls. Our homeless persons who utilize the shelter are the ones suffering. We are aggressively pursuing funding from the citizens and organizations in Killeen to reopen within the next few weeks, month, or as soon as we have sufficient funds. Since we now have more than three years of operation, we are eligible to apply for some grants to which we did not have access previously, and we are actively pursuing them.

Because of the original commitment of the City of Killeen and the positive effects that the shelter has on the downtown area and the community, I am requesting approval for \$10,000 monthly. This is less than one one-third of the present operation costs and is believed to be reasonable. and in the best interests of the City. With the number of persons placed in housing through our two shelters in Killeen, sales tax for items purchased and property tax on the client's rental residence provide funds to the City, and the results of getting individuals into housing lessens the City requirements of working with persons on the streets.

In addition to the monthly amount, additional assistance can be provided. As a result of the critical life saving services that we provide, the City could consider waiving the water, sewer, and trash fees for the homeless shelter. Since the City has annually had greater income than expenditures in the area of Public Works, it would be appropriate to not bill Families In Crisis for the homeless shelter for this year and future years in addition to the monthly commitment. For 2018, the charges were for the homeless shelter were \$12,673.

Addressing the gap in service to the homeless citizens of Killeen while relieving some of the cost and issues that accompany an unsheltered homeless population was the core objective when Families In Crisis and the City of Killeen began dialogue about this project which was originally

planned to be a joint, collaborative effort. Families In Crisis has kept and exceeded its commitment, but the City has not fulfilled its obligation as originally pledged.

For 2018, the average per night in the facility was 75.7 in its 78 bed facility. For the first four months of 2019, it has continued to average 75, and its clients number about 15% or 10-12 per night who are veterans. For 2018, we placed 511 in housing and provided housing assistance between the two shelters, the domestic violence shelter and the homeless shelter.

The financial requirement for the Friends In Crisis Homeless Shelter is \$30,000 per month, or about \$1,000 daily. The \$1,000 a day includes staffing for 24 hours each day, including staff on duty and security personnel when the facility is occupied from 3:00 p.m. to 7:00 a.m. each day, staff for cleaning and disinfecting the facility when clients are not in the building to prevent disease or illness, and cooking staff who cook for more than 80 every day. It also includes the food and eating plates and utensils, individual hygiene items, air conditioning/heating, water and other utilities, and internal and external maintenance and upkeep of the facility. With 75 clients per night, the \$1,000 works out to \$13.33 per person each day. We have worked hard to make the facility cost effective as well as a safe, secure environment for those in need of it.

In operation since December 23, 2015, the homeless shelter, Friends In Crisis, is a 16 hour a day shelter for most individuals, with persons checking in at 3:00 p.m. and checking out at approximately 7:00 a.m. the next morning. Our case managers assist clients in planning their day and moving forward with their lives, including looking for a job. We serve an evening meal and provide a breakfast bar and/or fruit for their breakfast. We work with a number of other organizations to provide services to our clients with the mission to get them back on their feet and infused back into the community.

Because our mission is to house, support, and empower people, the operation of the shelter is costly. Just considering meals, the homeless shelter, with an average of 75 per night equates to 27,375 meals annually, and that does not include the breakfast accommodations each day. When you consider another daily task of washing 75 sets of sheets, pillow cases, comforters, and towels at the homeless shelter, it takes its toll on the washers and dryers, and that doesn't take into consideration the clothes that the clients wash. Utilities expenses to keep the facility comfortable for the residents is significant, and the commitment to provide enough staffing to address the needs of our clients is large.

Thank you for your consideration. As stated, our request is for \$10,000 per month and the waiver of City charges for water, sewage, and trash services for the homeless shelter is requested. The homeless are not just one organization's responsibility. We need the City to take some ownership.

If you have any questions or need additional information, please call me at 254-466-3601 or contact one of our directors, William Hall or Suzanne Armour at 254-634-1184. Again, thank you.

Sincerely,

A handwritten signature in cursive script that reads "Larry W. Moehnke". The signature is written in dark ink and is positioned below the word "Sincerely,".

Larry W. Moehnke, Ed.D.
Vice President, Board of Directors

CDBG/HOME AND GENERAL FUND ALLOCATIONS TO FAMILIES IN CRISIS, INC.

2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
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CDBG FUNDING

Transportation Services	8,000.00	4,297.29	5,000.00	5,000.00	5,000.34	5,000.00	5,974.38	6,000.00	6,000.00	7,500.00		2,500.00
Tile Floor Replacement at DV shelter			8,500.00									
Homeless Shelter Renovation							510,564.44					
Case Manager Homeless									17,000.00	16,262.69		20,000.00

Total Annual CDBG	8,000.00	4,297.29	13,500.00	5,000.00	5,000.34	5,000.00	516,538.81	6,000.00	6,000.00	24,500.00	16,262.69	22,500.00
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TOTAL CDBG	\$ 632,599.13
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HOME FUNDING

TBRA- Rental Assistance for Victims of Domestic Violence	188,513.60	-	-	58,233.47	154,173.30	172,771.63	213,853.24	112,356.43	-	185,624.37	-	
TBRA-Rental Assistance for Elderly Persons	-	-	-	130,000.00	99,994.75	98,529.12	207,008.54	230,281.19	-	-	-	
TBRA -Rental assistance for Combined population of elderly and Victims of DV	-	-	-	-	-	-	-	-	223,460.48	-	-	
TBRA - Rental Assistance for victims of domestic violence, persons at risk of homelessness or other households on the housing choice voucher waiting list or public housing waiting list												175,000.00

Total Annual HOME	188,513.60			188,233.47	254,168.05	271,300.75	420,861.78	342,637.62	223,460.48	185,624.37	-	175,000.00
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TOTAL HOME	\$ 2,249,800.12
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GENERAL FUNDS

Homeless Shelter Renovation	250,000.00
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TOTAL CDBG/HOME and GF Allocations	\$3,132,399.25
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**Serving Domestic Violence
Survivors and the Homeless**

**Celebrating More Than 39 Years of Service in
Bell, Coryell, and Hamilton Counties**



Families In Crisis- Who Are We?

- **Formed in 1980**
- **Presently**
 - **Two domestic violence shelters**
 - **One homeless shelter - December 2015**
 - **Outreach services in three counties**
 - **A rape crisis center**
 - **Transitional housing in Killeen**
 - **Housing Assistance & Supportive
Services for Veterans & Their Families**



Why Families In Crisis Was Asked to Establish a Homeless Shelter?

- **No Homeless Shelter in Bell County**
- **Possesses the Capacity & Experience to
Open & Operate a Homeless Shelter**
- **Emergency Shelter to Family Violence
Survivors Since 1981 – Established
Satellite Shelter in Temple in 2007**
- **Administered HOME Funds and Emergency
Shelter Grant Programs Since 2002**



Families In Crisis – Expanded Its Mission

- **Updated its mission statement to include serving the needs of the homeless**
- **New statement – Families In Crisis, Inc. houses, supports, and empowers people experiencing family violence, sexual violence, and homelessness.**



Mission: Houses:

**People Experiencing Family Violence,
Sexual Violence, and Homelessness**

Friends In Crisis Homeless Shelter

- **A 16 Hour a Day Shelter**
 - **3:00 P.M. - 7:00 A.M. Each Day**
- **Case Managers Help Plan Day**
- **Evening Meal, Breakfast Bar/Fruit for Breakfast, Shower Facilities, Washing Machines, Safe Place, Services that are Needed**



Mission: Houses:

**People Experiencing Family Violence,
Sexual Violence, and Homelessness**

Friends In Crisis Homeless Shelter

- **Number of Beds**
 - **78 (Men 54, Women, Families 24)**
- **Average Per Night in 2018 - 75.7**
- **Average Per Night 2019 - 75.0**
- **On Average, 15% are Veterans (10-12 Per Night)**



Mission: Houses:

**People Experiencing Family Violence,
Sexual Violence, and Homelessness**

- **Temporarily Closed May 18**
- **Grant Discontinued Creating a Shortfall**
- **Cost of Operations - \$30,000 Per Month (Basically \$1,000 Per Day)**
- **For 75 Per Night**
 - **Average Cost is \$13.33 Per Person**



Mission: Houses:

**People Experiencing Family Violence,
Sexual Violence, and Homelessness**

Operation of Homeless Shelter

- **Staffing (Provide Safe Environment, Cooking Staff, Cleaning Staff, Case Managers, Shelter Manager)**
- **27,375 Meals Annually-75 Persons/Day**
- **Washing 75 Sets of Bedding, Towels Each Day**
- **Utilities (Electric, Gas, Water, Sewer, Trash) and Maintenance**



Mission: Supports:

**People Experiencing Family Violence,
Sexual Violence, and Homelessness**

Domestic Violence and Homeless Shelter Services

24 Hour Hotline Calls

2018: 6905 (18.9 Per Day)

2017: 6,451 (17.7 Per Day)

Sexual Assault Calls

2018: 275 (22.9 Per Month)

2017: 379 (31.6 Per Month)



Mission: Supports:

**People Experiencing Family Violence,
Sexual Violence, and Homelessness**

Services of Shelters:

- **Crisis Intervention Counseling**
- **Safety Planning**
- **Hospital Accompaniment**
- **Life Skills Classes**
- **Legal Advocacy**
- **Information and Referral**
- **Assistance in Securing Services and Benefits**



Mission: Empowers:

**People Experiencing Family Violence,
Sexual Violence, and Homelessness**

Empowers:

Transition Housing Assistance for the Three Shelters

- **2018: \$1,028,246.85**
 - **511 Individuals**
 - **Total Client Services: \$1.209,987.22**



Houses, Supports, Empowers



- Immediate, Safe Respite from Living on the Streets
- Access to Services Necessary for Stabilization
- Access to Services Necessary for Reintegration Into Mainstream Society
- The Provision of Housing Assistance
- Assistance Accessing & Navigating the Veteran & Mainstream Benefits Systems
- Timely Referrals to Address Issues Such as Substance Abuse, Mental Illness, & Health Problems



Location



- **412 East Sprott Street**
- **Easily accessible to bus line & human services offices**



Some Services

- **Veterans Administration Support**
- **MHMR**
- **Greater Killeen Community Clinic**
- **Cenikor - Substance Abuse**
- **Other Services According to Need**



Homeless Shelter

Floor Plan

KILLEEN HOMELESS SHELTER
MICHAEL HARRIS 4-22-14
NOT FOR CONSTRUCTION, PERMITTING, OR
REGULATORY APPROVAL



Sprott Street



Men's Dorm



Bedroom



Men's Bath



Men's Laundry



Women's and Families' Dorm



Bedroom



Shower/Toilet



Laundry Room



Dining and Kitchen



Kitchen



Dining Room



Kitchen



Request for Assistance

Request of the City of Killeen

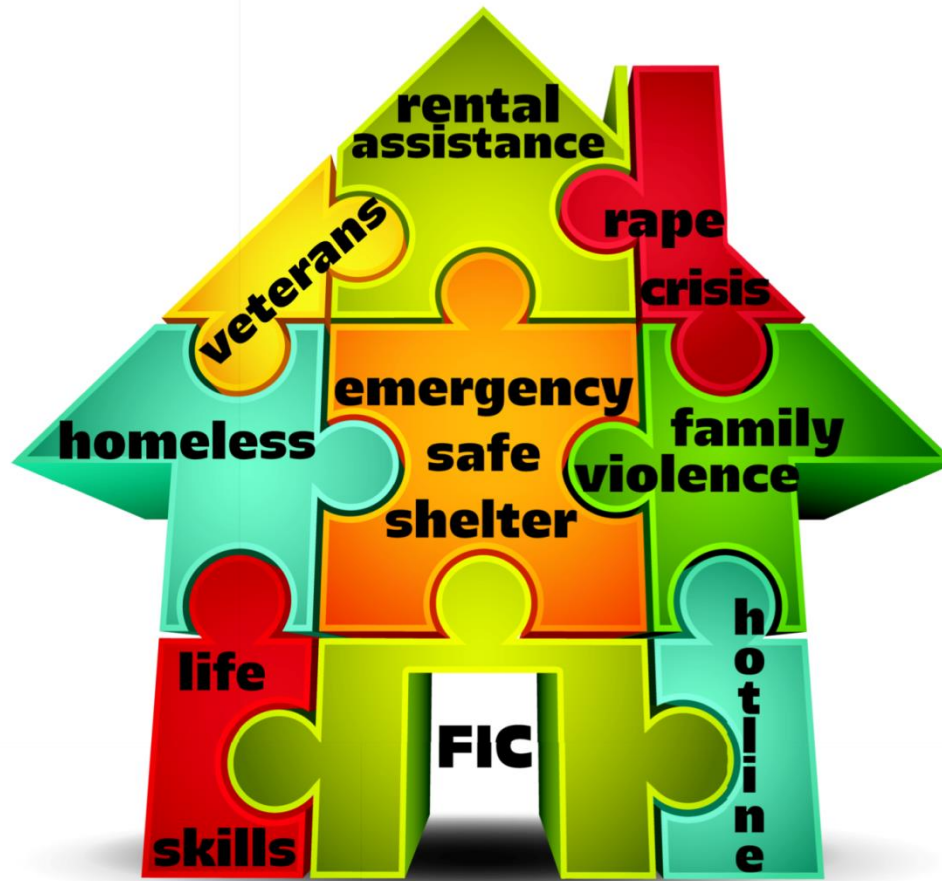
- **\$10,000 Per Month for Operations - Serve as a Partner to Help These Vulnerable Citizens**
- **Waiver of City Charges for Water, Sewage, and Trash - in 2018, Total was \$12,673**
- **Leadership in Seeking Other Community Support - Not One Organization's Responsibility**



Community Involvement

Opportunities for All Individuals/Groups – Donation of Time, Talents, Treasure

- **Contribution of Supply Items - Hygiene Items**
- **Collaboration with Other Agencies**
- **Volunteer Services**
 - **Cook/Serve Meals**
 - **Wash Linens and Towels**
 - **Facility Maintenance & Upkeep**
 - **Financial Contributions**



Thank you for your support: to contact us

Call 254-634-1184

Check us out at www.familiesincrisis.net



City of Killeen

Legislation Details

File #: DS-19-048 **Version:** 1 **Name:** Receive Quarterly Financial Report
Type: Discussion Items **Status:** Discussion Items
File created: 5/21/2019 **In control:** City Council Workshop
On agenda: 6/4/2019 **Final action:**
Title: Receive Quarterly Financial Report
Sponsors: Finance Department
Indexes:
Code sections:
Attachments: [Presentation](#)

Date	Ver.	Action By	Action	Result
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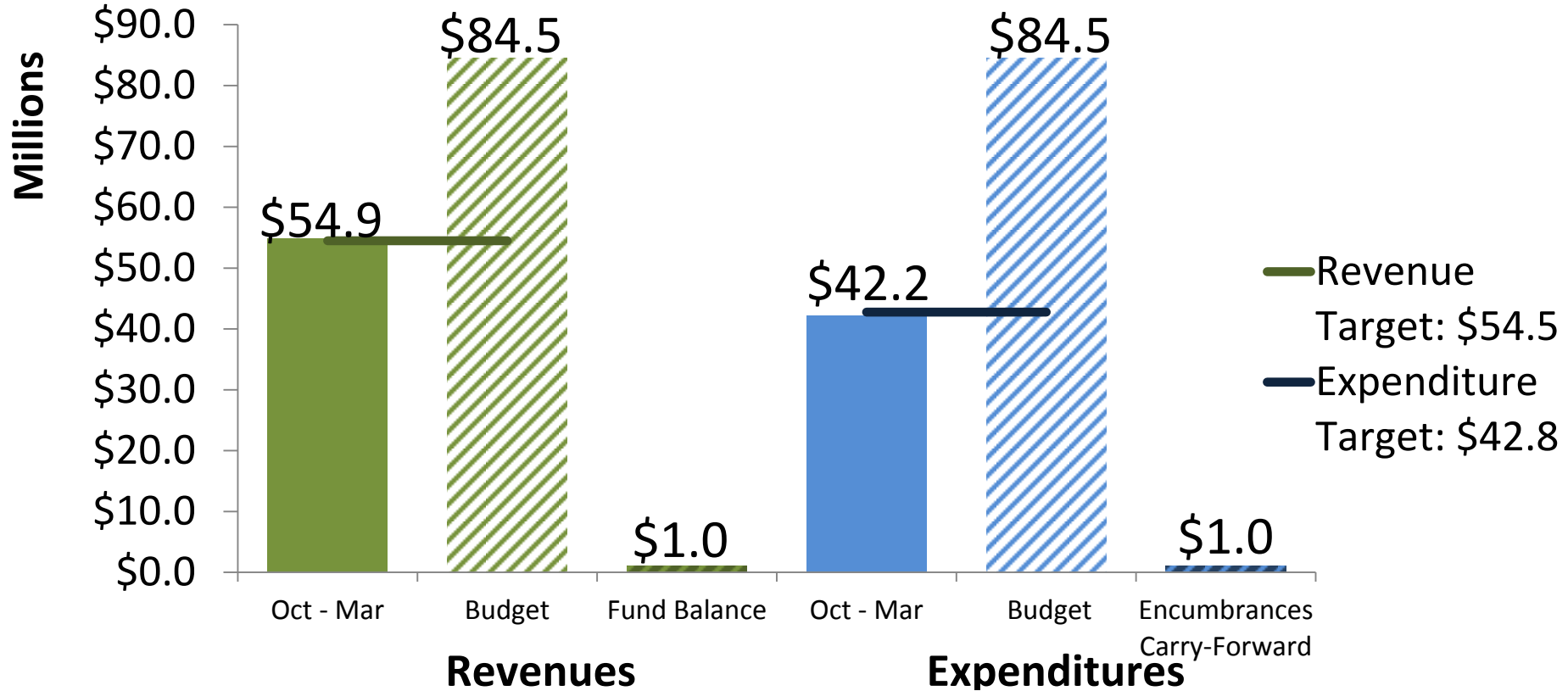
FY 2019 SECOND QUARTER FINANCIAL REVIEW

DS-19-048

JUNE 4, 2019

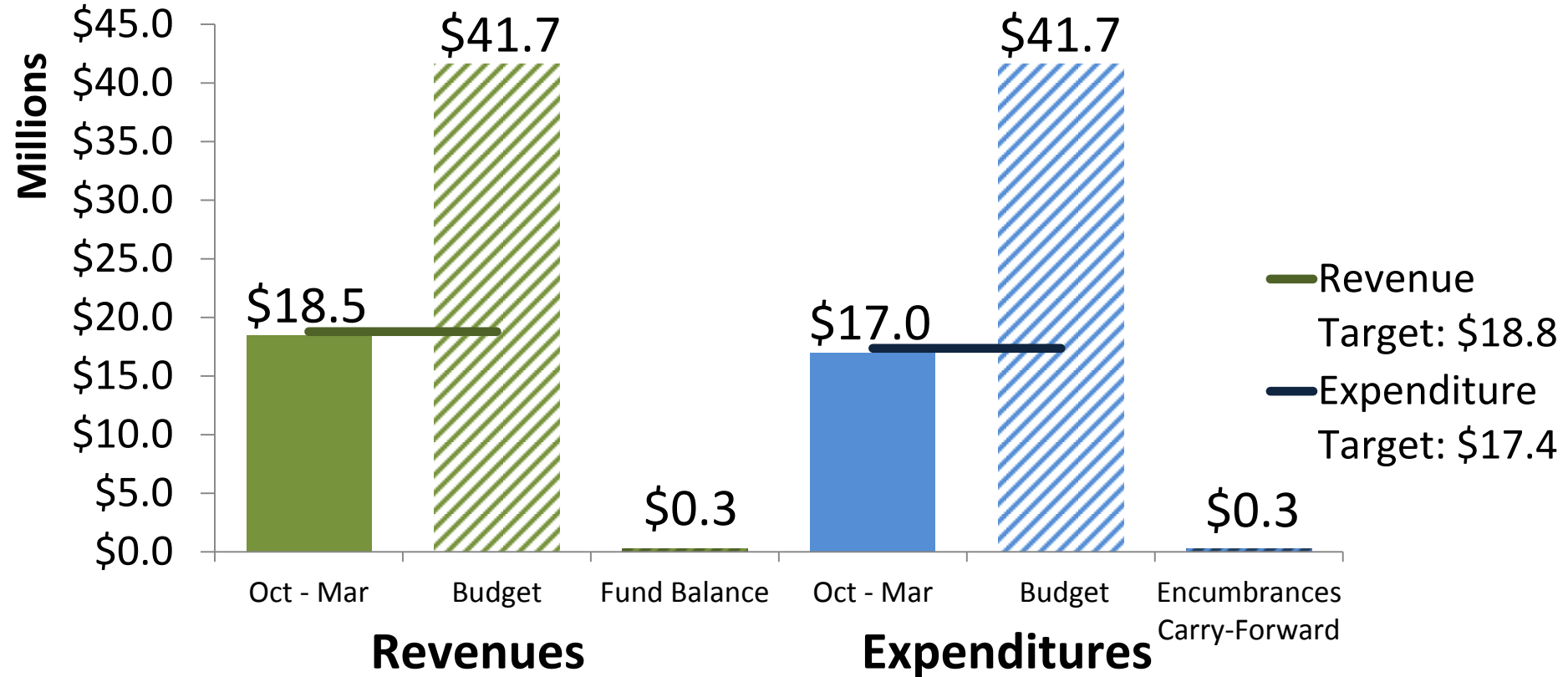
General Fund

2



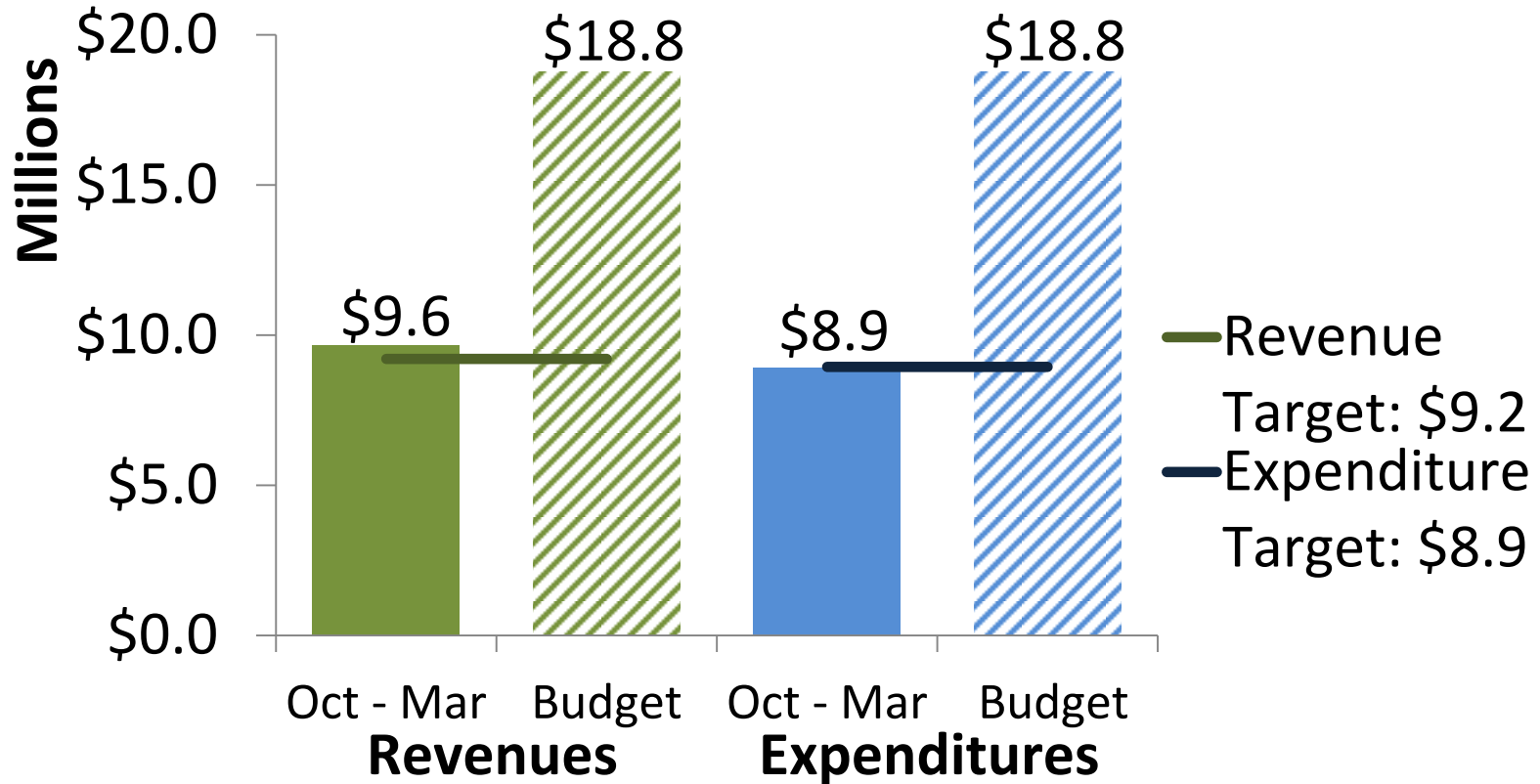
Water and Sewer

3



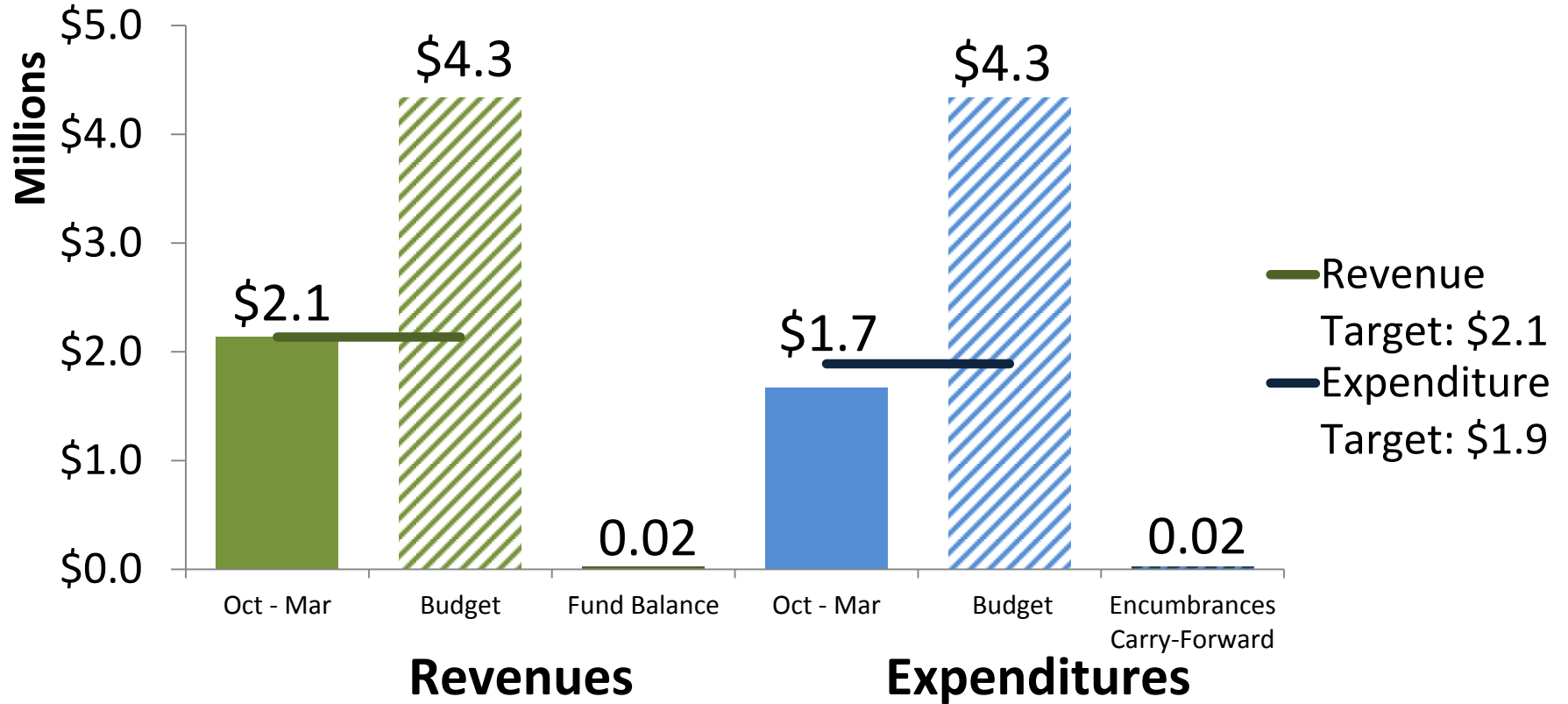
Solid Waste

4



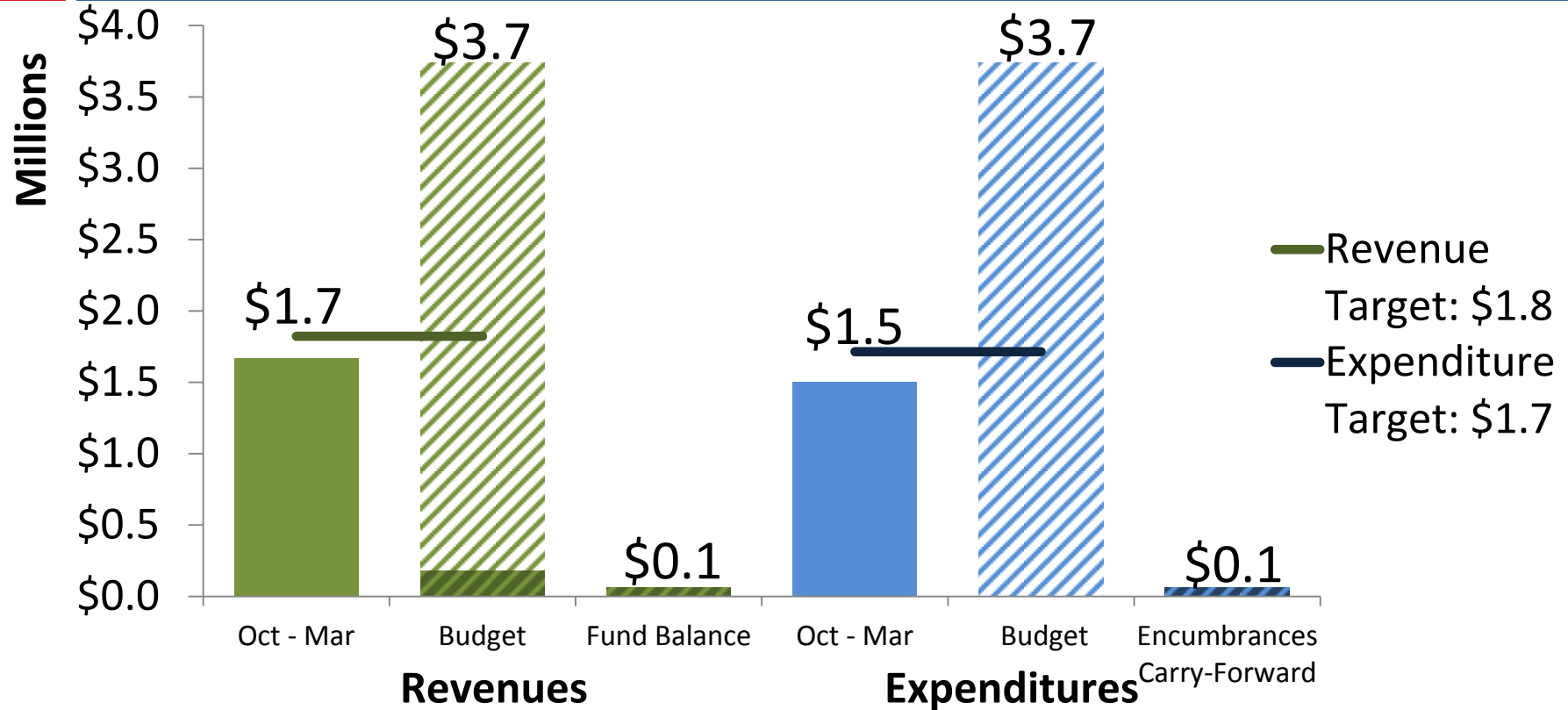
Drainage

5



Aviation

6





City of Killeen

Legislation Details

File #: RQ-19-004 **Version:** 1 **Name:** Future Agenda Requests
Type: Future Agenda Requests **Status:** Future Agenda Items
File created: 3/15/2019 **In control:** City Council Workshop
On agenda: 6/4/2019 **Final action:**
Title: Future Agenda Item Requests:
· Conduct and Reprimand Review for Councilmember
Sponsors: City Council
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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City of Killeen

Legislation Details

File #: MN-19-012 **Version:** 1 **Name:** Minutes of May 21, 2019
Type: Minutes **Status:** Minutes
File created: 5/22/2019 **In control:** City Council Workshop
On agenda: 6/4/2019 **Final action:**
Title: Consider Minutes of Special City Council Meeting of May 21, 2019.
Sponsors:
Indexes:
Code sections:
Attachments: [Minutes](#)

Date	Ver.	Action By	Action	Result
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City of Killeen
Special City Council Meeting
Killeen City Hall
May 21, 2019 at 5:00 p.m.

Presiding: Mayor Jose Segarra

Attending: Mayor Pro Tem Jim Kilpatrick, Councilmembers, Butch Menking, Juan Rivera, Shirley Fleming, and Steve Harris

Absent: Councilmembers Gregory Johnson and Debbie Nash-King

Also attending were City Manager Ron Olson, City Attorney Kathryn Davis, City Secretary Lucy Aldrich, and Sergeant-at-Arms Gilman.

Approval of Agenda

Motion was made by Mayor Pro Tem Kilpatrick to approve the agenda as written. Motion was seconded by Councilmember Fleming. The motion carried unanimously.

Public Hearings

PH-19-008 HOLD a public hearing for a voluntary annexation petition for approximately 76.459 acres of land lying contiguous to the existing city limits and being adjacent to 5601 Clear Creek Road, Killeen, Texas. (2nd of 2 Public Hearings)

Staff Comments: Ray Shanaa, Executive Director of Planning and Development Services.

City staff received a voluntary annexation petition from Gary Purser, Jr. The property is located due south of the Estancia West Subdivision and east and north of Fort Hood owned land. With the property being vacant and contiguous to current city limits, it is eligible for a 90 day annexation process. During the April 9, 2019 City Council meeting, the Council voted to proceed with the public hearings for the voluntary annexation of the property. Dr. Shanaa further reviewed the voluntary annexation schedule identifying the two public hearing dates. The first public hearing was held on May 7, 2019. This hearing is the second of two. On June 11, 2019, the Council will consider adopting the annexation ordinance with a service plan. In accordance with Local Government Code 43.065, the City has prepared a service plan that provides for the extension of full municipal services to the area to be annexed that was included in council packets for review.

Mayor Segarra invited the applicant to speak.

Gary Purser, Jr. requested and was granted the opportunity to speak following the public hearing.

Mayor Segarra opened the public hearing.

Mellisa Brown, spoke against the request.
Leo Gukeisen, spoke against the request.
Holly Teel, spoke against the request.

JoAnn Purser, spoke in favor of the request.

With no one else appearing, the public hearing was closed.

Mayor Segarra invited the applicant to speak.

Gary Purser, Jr. spoke in favor of the request.

PH-19-009 HOLD a public hearing for a voluntary annexation petition for approximately 83.01 acres of land lying contiguous to the existing city limits and being adjacent to 7501 Chaparral Road, Killeen, Texas. (2nd of 2 Public Hearings)

Staff Comments: Ray Shanaa, Executive Director of Planning and Development Services.

City staff received a voluntary annexation petition from WBW Land Investments L.P. The property is located at the southeast corner of the City, south of Chaparral Road and west of the Killeen city limits. With the property being vacant and contiguous to current city limits, it is eligible for a 90 day annexation process. During the April 9, 2019 City Council meeting, the Council voted to proceed with the public hearings for the voluntary annexation of the property. Dr. Shanaa further reviewed the voluntary annexation schedule identifying the two public hearing dates. The first public hearing was held on May 7, 2019. This hearing is the second of two. On June 11, 2019, the Council will consider adopting the annexation ordinance with a service plan. In accordance with Local Government Code 43.065, the City has prepared a service plan that provides for the extension of full municipal services to the area to be annexed that was included in council packets for review.

Mayor Segarra invited the applicant to speak.

The applicant did not attend the meeting.

Mayor Segarra opened the public hearing.

Mellisa Brown, spoke against the request.

With no one else appearing, the public hearing was closed.

Adjournment

With no further business, upon motion being made by Councilmember Rivera, seconded by Councilmember Fleming, and unanimously approved, the meeting was adjourned at 6:19 p.m.



City of Killeen

Legislation Details

File #: MN-19-013 **Version:** 1 **Name:** Minutes of Regular City Council Meeting of May 28, 2019
Type: Minutes **Status:** Minutes
File created: 5/21/2019 **In control:** City Council Workshop
On agenda: 6/4/2019 **Final action:**
Title: Consider Minutes of Regular City Council Meeting of May 28, 2019.
Sponsors: City Secretary
Indexes:
Code sections:
Attachments: [Minutes](#)

Date	Ver.	Action By	Action	Result
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City of Killeen
Regular City Council Meeting
Killeen City Hall
May 28, 2019 at 5:00 p.m.

Presiding: Mayor Jose Segarra

Attending: Mayor Pro Tem Jim Kilpatrick, Councilmembers, Butch Menking, Juan Rivera (arrived at 5:03 p.m.), Gregory Johnson, Shirley Fleming, Debbie Nash-King and Steve Harris

Also attending were Assistant City Manager David Ellison, City Attorney Kathryn Davis, City Secretary Lucy Aldrich, and Sergeant-at-Arms Cole.

Mr. Jones gave the invocation; and Jayla Davis, Iliana Lopez and Irma Perez from Charles Patterson Middle School National Junior Honor Society led everyone in the Pledge of Allegiance.

Approval of Agenda

Motion was made by Mayor Pro Tem Kilpatrick to approve the agenda as written. Motion was seconded by Councilmember Fleming. The motion carried unanimously.

Minutes

Motion was made by Councilmember Menking to approve the minutes of the May 7, 2019 Special City Council Meeting. Motion was seconded by Councilmember Rivera. Motion carried unanimously.

Motion was made by Councilmember Menking to approve the minutes of the May 14, 2019 Regular City Council Meeting. Motion was seconded by Councilmember Rivera. Motion carried unanimously.

Resolutions

RS-19-045 Consider a memorandum/resolution authorizing a professional service agreement with Transmap Corporation to determine the overall condition of the road network and provide a five (5) year maintenance strategy.

Staff Comments: Danielle Singh, Executive Director of Public Works.

The Street Condition Assessment would assess the overall condition of the road network and provide a five (5) year maintenance strategy. The results of this assessment will be used to determine the street maintenance schedule for future years. Transmap Corporation was selected to perform the Street Condition Assessment based on their qualifications. Funding in the amount of \$184,056 is available in the current fiscal year. City staff recommends that City Council authorize the City Manager or designee to enter into a Professional Services Agreement with Transmap Corporation and to execute any and all changes within the amounts set by State and Local law.

Motion was made by Councilmember Fleming to approve RS-19-045. Motion was seconded by Mayor Pro Tem Kilpatrick. Motion carried unanimously.

RS-19-046 Consider a memorandum/resolution authorizing the procurement of turnout gear for the Fire Department.

Staff Comments: Brian Brank, Fire Chief.

The Killeen Fire Department provides turnout gear for our firefighters to include coats and trousers. This request is for the purchase of 30 sets of turnout coats and trousers. The total cost for this purchase is \$73,500, with funds being available in FY2019. This is a one-time purchase for this budget year. However, there is a need to purchase additional items such as helmets, boots, gloves, and hoods throughout the year as well as additional turnout gear in FY20. The future purchase needs will be dictated by the number and types of garments that are damaged beyond repair or nearing expiration. Staff recommends that the City Manager or his designee be authorized to execute the purchase of turnout gear from North American Fire Equipment Company through a BuyBoard Cooperative Contract, and that the City Manager or designee is expressly authorized to execute any and all change orders within the amounts set by state and local law.E

Motion was made by Councilmember Rivera to approve RS-19-046. Motion was seconded by Councilmember Nash-King. Motion carried unanimously.

RS-19-047 Consider a memorandum/resolution authorizing expenditure in excess of \$50,000 for Police Headquarters maintenance and repairs to The Brandt Companies, LLC. for the HVAC system.

Staff Comments: Charles Kimble, Chief of Police.

The PD has an existing contract with the Brandt Companies, LLC, for maintenance and repair of the HVAC System. Repair work is performed under TASB BuyBoard Contract. The contract supports maintenance of the headquarters' HVAC system. Repairs are performed at an additional cost. Anticipated maintenance and repair costs will exceed \$50,000 and could rise to \$75,000. The Police Department has budgeted funds available for this expense. City staff recommends that the City Manager or his designee be authorized to execute the expenditures for the recommended HVAC repairs and maintenance at the Police headquarters building by The Brandt Companies, LLC, through the TASB BuyBoard; an expense that will exceed \$50,000 to one vendor for the current fiscal year.

Motion was made by Councilmember Rivera to approve RS-19-047. Motion was seconded by Councilmember Fleming. Motion carried unanimously.

Public Hearings

PH-19-013A HOLD a public hearing and consider an ordinance submitted by WBW Development and WBW Single Land Investment L.L.C. - Series 110, on behalf of the Atchison Family Revocable Trust and the Sheryl Anderson Yowell 1998 Trust (**FLUM#19-03**), to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' designation to a 'General Residential' designation for approximately 169 acres. The property is located east of Yowell Ranch Phases Two and Three, Killeen, Texas.

The City Secretary read the caption of the ordinance.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP FROM 'ESTATE' TO 'GENERAL RESIDENTIAL' FOR APPROXIMATELY 169 ACRES OF PROPERTY LOCATED EAST OF YOWELL RANCH PHASES TWO AND THREE, KILLEEN, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

Staff comments: Tony McIlwain, Assistant Director of Planning and Development Services.

The 'Estate' designation encourages the following types of development: detached residential dwellings, public/institutional; and parks and public spaces. If approved, the 'General Residential' designation encourages the following development types: detached residential dwellings as a primary focus; attached housing types subject to compatibility and open space standards; planned developments; and public/institutional and parks and public spaces. The Planning and Zoning Commission recommends approval of amending the FLUM from 'Estate' to 'Suburban Residential' for the subject 169 acres by a vote of 4 to 3. The 'Suburban Residential' designation encourages the following development types: detached residential dwellings with larger baseline minimum lot sizes for larger front yards, building setbacks and side separation between structures; planned developments to allow for other housing types; public/institutional and parks and public spaces; and cluster development with higher open space ratios.

Mayor Segarra invited the applicant to speak.

Josh Welch, WBW Development - spoke in favor of the request.

Mayor Segarra opened the public hearing.

Elizabeth Jagodzinski - spoke in favor of the request.

Dennis Drury - spoke in opposition of the request.

Holly Teel - spoke in opposition of the request.

With no one else appearing, the public hearing was closed.

Motion was made by Councilmember Rivera to approve PH-19-013A as requested by applicant. Motion was seconded by Mayor Pro Tem Kilpatrick. Following discussion and clarification, Councilmember Rivera amended his motion to approve PH-19-013A amending the FLUM from 'Estate' to 'Suburban Residential'. Amended motion was seconded by Mayor Pro Tem Kilpatrick. Motion carried 4 to 3, with Councilmember Johnson and Councilmember Harris in opposition and Councilmember Fleming abstaining.

PH-19-013B HOLD a public hearing and consider an ordinance requested by WBW Development and WBW Single Land Investment, L.L.C. - Series 110, on behalf of the Atchison Family Revocable Trust and the Sheryl Anderson Yowell 1998 Trust (**Case #Z19-04**), to rezone approximately 169 acres out of the J.D. Allcorn Survey, Abstract No. 25, the S.D. Carothers Survey, Abstract No. 177 and the M.J. Pleasant Survey, Abstract No. 652, from "A" (Agricultural District) to a Planned Unit

Development (P.U.D.) with "R-1" (Single-Family Residential District) uses. The property is generally located east of Yowell Ranch Phases Two and Three, Killeen, Texas. (Requires 3/4 majority vote)

Mayor Segarra announced that with several requests to withdraw oppositions of this rezone request, the requirement of a $\frac{3}{4}$ majority vote was no longer valid.

The City Secretary read the caption of the ordinance.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY CHANGING THE ZONING OF APPROXIMATELY 169 ACRES OUT OF THE J.D. ALLCORN SURVEY, ABSTRACT NO. 25, THE S.D. CAROTHERS SURVEY, ABSTRACT NO. 177 AND THE M.J. PLEASANT SURVEY, ABSTRACT NO. 652, FROM "A" (AGRICULTURAL DISTRICT) TO A PLANNED UNIT DEVELOPMENT (P.U.D.) WITH "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) USES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

Staff comments: Tony McIlwain, Assistant Director of Planning and Development Services.

The property is designated as 'Estate' on the City's Future Land Use Map. The applicant has reduced the land area of the initial zoning request by approximately twenty (21) acres to 148.42 acres. The PUD proposal consists of 598 residential lots, with a minimum lot size of 5,000 square feet and an average lot size of 6,000 square feet. The net residential density (exclusive of rights-of-way) of the development is 4.83 dwelling units per acre. The PUD concept plan incorporates over 26 acres of open space, with an additional 13 acres of open space within the floodplain. The PUD illustrates one park, one pool and associated parking, one playground, proposed linear trails, one pond and open space. Additionally, a .44 acre right-of-way dedication of land is being offered as part of the PUD concept plan to facilitate connectivity to the future realignment of Chaparral Road. Staff notified two hundred and twenty (220) surrounding property owners within a four hundred feet (400') notification boundary. Staff received sixty-two (62) total responses, with 3 property owners in support, and 59 property owners in opposition to the request. As of the time of this meeting, 5 property owners have withdrawn their oppositions. The Planning and Zoning Commission recommended approval of the applicant's request (by a vote of 6 to 0) with the following conditions: the applicant shall add the additional 2.5 acres needed for the minimum 15% open space requirement; the PUD conceptual plan shall show the tie-in to Chaparral Road; and the applicant shall include the Yowell Ranch Phase V and VI exhibit that was presented to the Planning & Zoning Commission. Staff recommends disapproval based on the following: 'Suburban Residential' character, which staff supports, is 4 dwelling units per net acre; this project is 4.83 dwelling units net acre (this .83 differential amounts to an additional 102 residential lots for this project); the PUD standards do not provide information regarding required front, side and rear yard setbacks; the PUD proposal illustrates 598 lots, which will generate 5,980 vehicle trips per day at full build-out, (the PUD concept plan proposes to no connectivity to an arterial street, but attempts to facilitate taking traffic through Malmaison Road, a collector street, and Addison Street, a local

street; the PUD concept plan does not graphically account for the north-south collector road extending south beyond the development as recommended by the Planning and Zoning Commission; the ROW dedication of land assumes that the City will be responsible for the construction (if necessary) of the tie-in with the future realignment of Chaparral Road; and the proposed linear trails appear to be located adjacent to rear and side residential property lines and not completely within easily accessible areas such as rights-of-ways. If approved, the applicant will be under no obligation to provide additional information to city staff, alter any components of the PUD standards, nor make any revisions to the concept plan.

Mayor Segarra invited the applicant to speak.

Josh Welch, WBW Development - spoke in favor of the request.

Mayor Segarra opened the public hearing.

Elizabeth Jagodzinski - spoke in favor of the request.

With no one else appearing, the public hearing was closed.

Motion was made by Councilmember Rivera to approve PH-19-013B. Motion was seconded by Councilmember Menking. Motion carried 4 to 3, with Councilmember Fleming, Councilmember Johnson and Councilmember Harris in opposition.

PH-19-014 HOLD a public hearing and consider an ordinance requested by Turley Associates, Inc. on behalf of Central Christian Church of Killeen (Case #Z19-07) to rezone approximately 4.72 acres out of the Nathan Halbert Survey, Abstract No. 389, from "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District). The property is located on the north right-of-way of E. Mary Jane Drive and approximately 300 feet west of Trimmier Road, Killeen, Texas.

The City Secretary read the caption of the ordinance.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY CHANGING THE ZONING OF APPROXIMATELY 4.72 ACRES OUT OF THE NATHAN HALBERT SURVEY, ABSTRACT NO. 389, FROM "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO "R-2" (TWO FAMILY RESIDENTIAL DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

Staff comments: Tony McIlwain, Assistant Director of Planning and Development Services.

The vacant property is designated as 'General Residential' (GR) on the City's Future Land Use Map (FLUM). The applicant's request is consistent with the FLUM. Staff notified seventy-nine (79) surrounding property owners within a four hundred feet (400') notification boundary. Staff received one (1) response of support and eight (8) responses of opposition from surrounding property owners. The Planning and Zoning Commission recommended approval of "SF-2" (Single-Family Residential District) in lieu of the applicant's request for "R-2" (Two-family

Residential) by a vote of 5 to 1. The applicant is amenable to this recommendation.

Mayor Segarra invited the applicant to speak.

Jennifer Rankin, Turley & Associates - spoke in favor of the request.

Mayor Segarra opened the public hearing.

Beth Matkin - spoke in favor of the request.

Jeremiah Belser - spoke neither in favor nor in opposition of the request.

With no one else appearing, the public hearing was closed.

Motion was made by Councilmember Rivera to approve PH-19-014. Motion was seconded by Councilmember Fleming. Motion carried unanimously.

PH-19-015A HOLD a public hearing and consider an ordinance requested by Quintero Engineering, L.L.C. on behalf of Andrea Weinstein (Case #FLUM19-04) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Commercial' designation to a 'General Residential' designation for approximately 5 acres out of the S.P.R.R. Co. Survey, Abstract No. 794. The property is addressed as 4402 Old FM 440, Killeen, Texas.

The City Secretary read the caption of the ordinance.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN'S FUTURE LAND USE MAP FROM 'GENERAL COMMERCIAL' TO 'GENERAL RESIDENTIAL' FOR APPROXIMATELY 5 ACRES FOR PROPERTY LOCATED AT 4402 OLD FM 440, KILLEEN, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

Staff comments: Tony McIlwain, Assistant Director of Planning and Development Services.

The 'General Commercial' designation encourages the following development types: a wide range of commercial retail and service uses, at varying scales and intensities; office (both large and/ or multi-story buildings and small-scale office uses); public/institutional; and parks and public spaces. If approved, the 'General Residential' designation encourages the following development types: detached residential dwellings as a primary focus; attached housing types subject to compatibility and open space standards; planned developments; and public/institutional and parks and public spaces. City staff recommends disapproval of the FLUM request; however, the Planning and Zoning Commission recommended approval of amending the FLUM from 'General Commercial' to 'General Residential' by a vote of 3 to 2.

Mayor Segarra invited the applicant to speak.

Pedro Quintero, spoke in favor of the request.

Mayor Segarra opened the public hearing.

With no one appearing, the public hearing was closed.

Motion was made by Councilmember Rivera to approve PH-19-015A. Without a second, the motion died.

Motion was made by Mayor Pro Tem Kilpatrick to disapprove PH-19-015A. Motion was seconded by Councilmember Rivera. Motion carried unanimously.

PH-19-015B HOLD a public hearing and consider an ordinance requested by Quintero Engineering, L.L.C. on behalf of Andrea Weinstein (Case #Z19-08) to rezone approximately 5 acres out of the S.P.R.R. Co. Survey, Abstract No. 794, from "B-3" (Local Business District) to "R-2" (Two-Family Residential District). The property is addressed as 4402 Old FM 440, Killeen, Texas.

Following the results of PH-19-015A, the applicant withdrew his request.

PH-19-016 HOLD a public hearing and consider an ordinance requested by Mitchell & Associates, Inc. on behalf of Neimac, L.C. (Case #Z19-09) to rezone Lot 1, Block 1, Neimac Addition Phase Four, from "B-3" (Local Business District) to "B-4" (Business District). The property is addressed as 2502 W. Stan Schlueter Loop, Killeen, Texas.

The City Secretary read the caption of the ordinance.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY CHANGING THE ZONING OF LOT 1, BLOCK 1, NEIMAC ADDITION PHASE FOUR, FROM "B-3" (LOCAL BUSINESS DISTRICT) TO "B-4" (BUSINESS DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

Staff comments: Tony McIlwain, Assistant Director of Planning and Development Services.

The property is designated as 'General Commercial' (GC) on the City's Future Land Use Map (FLUM). The 'General Commercial' designation encourages a wide range of commercial, retail and service uses, at varying scales and intensities depending on the site. Staff notified thirty-one (31) surrounding property owners within a four hundred feet (400') notification boundary. Staff received two (2) responses of opposition from surrounding property owners. The Planning and Zoning Commission recommended approval of the applicant's request for "B-4" (Business District) zoning by a vote of 6 to 0.

Mayor Segarra invited the applicant to speak.

Jack Smith was in the audience, but, with no questions from City Council, he did not choose to speak.

Mayor Segarra opened the public hearing.

David Theis - spoke in opposition of the request.

With no one else appearing, the public hearing was closed.

City Council invited the applicant to address concerns Mr. Theis had in regards to the environment associated with this type of business. Mr. Smith said that environmental concerns would be followed by rules set by state and local laws.

Motion was made by Councilmember Menking to approve PH-19-016. Motion was seconded by Councilmember Fleming. Motion carried 6 to 1 with Councilmember Harris in opposition.

Adjournment

With no further business, upon motion being made by Councilmember Fleming, seconded by Mayor Pro Tem Kilpatrick, and unanimously approved, the meeting was adjourned at 7:18 p.m.



City of Killeen

Legislation Details

File #: RS-19-048 **Version:** 1 **Name:** Quarterly Investment Report for the quarter ended March 31, 2019

Type: Resolution **Status:** Resolutions

File created: 5/15/2019 **In control:** City Council Workshop

On agenda: 6/4/2019 **Final action:**

Title: Consider a memorandum/resolution approving the investment report for the quarter ended March 31, 2019.

Sponsors: Finance Department

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Quarterly Investment Report](#)

Date	Ver.	Action By	Action	Result
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STAFF REPORT

DATE: June 4, 2019
TO: Ronald L. Olson, City Manager
FROM: Jonathan Locke, Executive Director of Finance
SUBJECT: Quarterly Investment Report

BACKGROUND AND FINDINGS:

The attached investment report summarizes all investment activity for the quarter that ended March 31, 2019. The highlights of the report are as follows:

	Oct. - Dec. 2018	Jan. - Mar. 2019	Change
Interest Income	\$513,789	\$591,913	15.21%
Investment Balance	\$112,732,291	\$109,061,455	-3.26%
Average Yield	2.16%	2.37%	0.21%

THE ALTERNATIVES CONSIDERED:

Which alternative is recommended? Why?

N/A

CONFORMITY TO CITY POLICY:

The City of Killeen's investment policy requires that a quarterly report of investment activity be submitted to the City Council within a reasonable time after the end of each quarter. The quarterly report includes a detailed description of the investment position of the City, summarizes the investment activity in each pooled fund group, states the total rate of return on the investment portfolio, and contains information regarding the market value and book value of each separately invested asset.

FINANCIAL IMPACT:

Our investment portfolio directly impacts our interest earnings and aligns with current budgeted amounts.

What is the amount of the expenditure in the current fiscal year? For future years?

N/A

Is this a one-time or recurring expenditure?

N/A

Is this expenditure budgeted?

N/A

If not, where will the money come from?

N/A

Is there a sufficient amount in the budgeted line-item for this expenditure?

N/A

RECOMMENDATION:

Staff recommends that the City Council approve the attached investment report for the quarter that ended March 31, 2019.

DEPARTMENTAL CLEARANCES:

Legal

ATTACHED SUPPORTING DOCUMENTS:

Quarterly Investment Report



City of Killeen

QUARTERLY INVESTMENT REPORT

For the Quarter Ended

March 31, 2019

Prepared by

Valley View Consulting, L.L.C.

The investment portfolio of the City of Killeen is in compliance with the Public Funds Investment Act and the Investment Policy and Strategies.

Jonathan Locke, Executive Director of Finance

Judith Tangalin, Controller

Disclaimer: These reports were compiled using information provided by the City. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

Summary

Quarter End Results by Investment Category:

Asset Type	December 31, 2018		March 31, 2019		
	Book Value	Market Value	Book Value	Market Value	Ave. Yield
Demand Accounts	\$ 14,868,952	\$ 14,868,952	\$ 9,642,441	\$ 9,642,441	0.39%
Pools/MMA	27,503,388	27,503,388	22,796,700	22,796,700	2.55%
Securities/CDs	70,359,951	70,359,951	76,622,313	76,622,313	2.57%
Totals	\$ 112,732,291	\$ 112,732,291	\$ 109,061,455	\$ 109,061,455	

Current Quarter Average Yield (1)

Total Portfolio	2.37%
Rolling Three Month Treasury	2.44%
Rolling Six Month Treasury	2.51%

Fiscal Year-to-Date Average Yield (2)

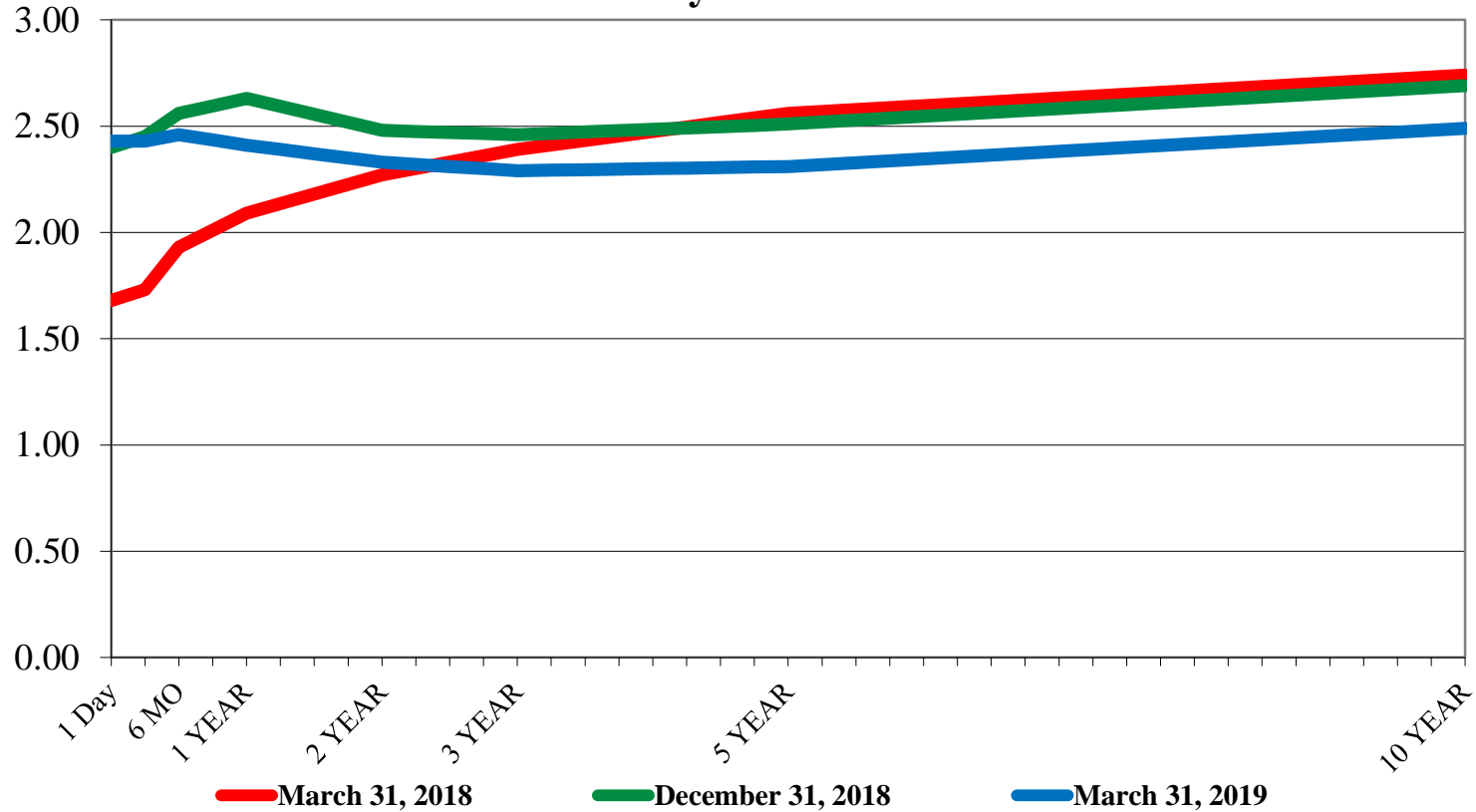
Total Portfolio	2.27%
Rolling Three Month Treasury	2.41%
Rolling Six Month Treasury	2.45%
TexPool	2.35%

	<u>Interest Income</u>	<u>Bank Fees Offset</u>
Quarterly	\$ 591,913	\$ 11,212
Year-to-date	\$ 1,105,702	\$ 21,734

(1) Average Yield calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

(2) Fiscal Year-to-Date Average Yields calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

Treasury Yield Curves



Investment Holdings

March 31, 2019

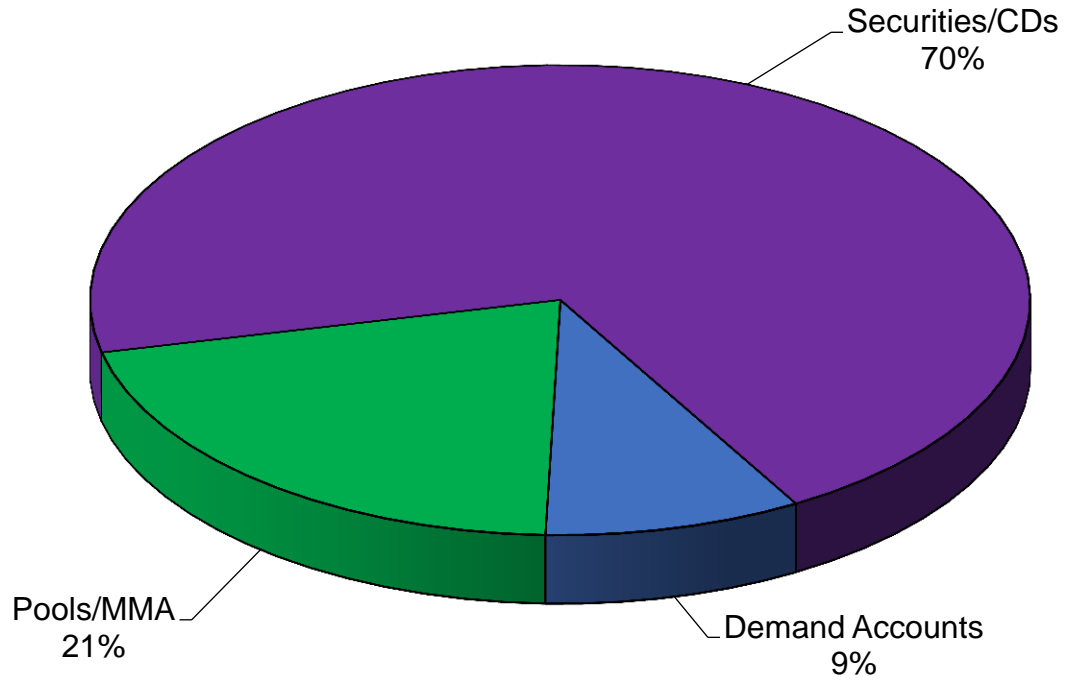
Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (Days)	Yield
BBVA Demand Account (3)		0.40%	04/01/19	03/31/19	\$ 9,429,279	\$ 9,429,279	1.00	\$ 9,429,279	1	0.40%
Cash on Hand		0.00%	04/01/19	03/31/19	10,495	10,495	1.00	10,495	1	0.00%
Hometown Cash on Hand		0.00%	04/01/19	03/31/19	202,667	202,667	1.00	202,667	1	0.00%
Southside Bank MMA		2.59%	04/01/19	03/31/19	3,864,642	3,864,642	1.00	3,864,642	1	2.59%
LegacyTexas MMA		2.49%	04/01/19	03/31/19	127,430	127,430	1.00	127,430	1	2.49%
Green Bank MMA		2.59%	04/01/19	03/31/19	2,471,891	2,471,891	1.00	2,471,891	1	2.59%
NexBank MMA		2.68%	04/01/19	03/31/19	7,383,884	7,383,884	1.00	7,383,884	1	2.68%
TexSTAR	AAAm	2.41%	04/01/19	03/31/19	8,948,854	8,948,854	1.00	8,948,854	1	2.41%
Green Bank CD		1.95%	04/03/19	01/03/18	2,039,286	2,039,286	100.00	2,039,286	3	1.96%
BBVA Compass Bank CD		1.92%	06/08/19	12/08/17	12,304,843	12,304,843	100.00	12,304,843	69	1.94%
Green Bank CD		2.00%	07/03/19	01/03/18	2,040,301	2,040,301	100.00	2,040,301	94	2.02%
LegacyTexas Bank CD		2.28%	08/01/19	03/02/18	8,184,318	8,184,318	100.00	8,184,318	123	2.30%
BBVA Compass Bank CD		1.97%	09/08/19	12/08/17	2,565,180	2,565,180	100.00	2,565,180	161	1.99%
LegacyTexas Bank CD		2.75%	12/02/19	06/01/18	3,062,273	3,062,273	100.00	3,062,273	246	2.78%
Green Bank CD		2.08%	01/03/20	01/03/18	3,062,888	3,062,888	100.00	3,062,888	278	2.10%
WallisBank CD		2.49%	03/02/20	04/02/18	3,056,634	3,056,634	100.00	3,056,634	337	2.51%
East West Bank CD		2.67%	04/01/20	05/04/18	1,024,582	1,024,582	100.00	1,024,582	367	2.67%
East West Bank CD		2.94%	04/01/20	12/06/18	2,018,774	2,018,774	100.00	2,018,774	367	2.98%
East West Bank CD		2.96%	05/01/20	09/17/18	2,032,042	2,032,042	100.00	2,032,042	397	3.00%
East West Bank CD		2.99%	07/01/20	09/13/18	5,082,589	5,082,589	100.00	5,082,589	458	3.04%
LegacyTexas Bank CD		2.98%	07/01/20	12/17/18	4,029,464	4,029,464	100.00	4,029,464	458	3.02%
Central Bank CD		2.81%	07/02/20	02/04/19	2,000,000	2,000,000	100.00	2,000,000	459	2.84%
East West Bank CD		2.97%	08/01/20	12/06/18	5,047,416	5,047,416	100.00	5,047,416	489	3.01%
LegacyTexas Bank CD		2.65%	08/03/20	03/19/19	3,000,000	3,000,000	100.00	3,000,000	491	2.68%
LegacyTexas Bank CD		2.98%	09/01/20	12/05/18	8,058,928	8,058,928	100.00	8,058,928	520	3.02%
LegacyTexas Bank CD		2.78%	12/02/20	02/04/19	6,012,796	6,012,796	100.00	6,012,796	612	2.82%
LegacyTexas Bank CD		2.70%	02/01/21	03/19/19	2,000,000	2,000,000	100.00	2,000,000	673	2.73%
					\$109,061,455	\$109,061,455		\$109,061,455	232	2.37%
									(1)	(2)

(1) **Weighted average life** - For purposes of calculating weighted average life, cash equivalent investments are assumed to have a one day maturity.

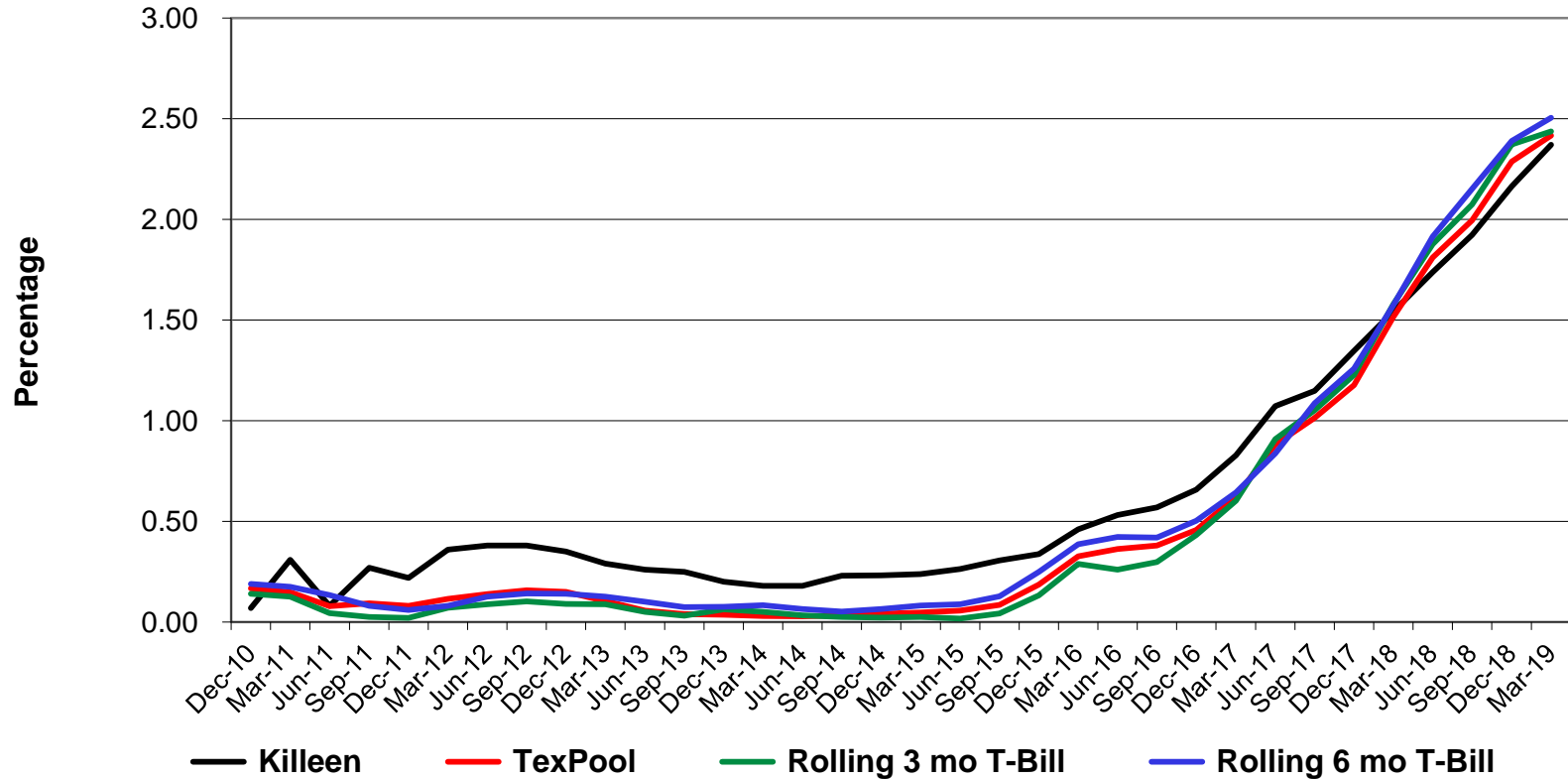
(2) **Weighted average yield to maturity** - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for cash equivalent investments.

(3) **Bank Fees Offset Equivalent Yield** - Compensating balance in bank operating account yielded a blended equivalent investment yield as a result of Bank fees offset.

Portfolio Composition



Total Portfolio Performance



Book Value Comparison

Description	Coupon/ Discount	Maturity Date	December 31, 2018		Purchases/ Adjustments	Sales/Adjust/ Maturities	March 31, 2019	
			Par Value	Book Value			Par Value	Book Value
BBVA Demand Account	0.40%	04/01/19	\$ 14,620,152	\$ 14,620,152	\$ —	\$ (5,190,873)	\$ 9,429,279	\$ 9,429,279
Cash on Hand	0.00%	04/01/19	10,495	10,495			10,495	10,495
Hometown Cash on Hand	0.00%	04/01/19	238,305	238,305		(35,638)	202,667	202,667
Southside Bank MMA	2.59%	04/01/19	3,840,524	3,840,524	24,118		3,864,642	3,864,642
LegacyTexas MMA	2.49%	04/01/19	74,092	74,092	53,337		127,430	127,430
Green Bank MMA	2.59%	04/01/19	2,456,205	2,456,205	15,686		2,471,891	2,471,891
NexBank MMA	2.68%	04/01/19	7,335,833	7,335,833	48,051		7,383,884	7,383,884
TexSTAR	2.41%	04/01/19	13,796,735	13,796,735		(4,847,881)	8,948,854	8,948,854
LegacyTexas Bank CD	1.50%	01/03/19	2,045,523	2,045,523		(2,045,523)	—	—
Third Coast Bank SSB CD	1.90%	03/15/19	5,095,679	5,095,679		(5,095,679)	—	—
Green Bank CD	1.95%	04/03/19	2,029,312	2,029,312	9,974		2,039,286	2,039,286
BBVA Compass Bank CD	1.92%	06/08/19	12,246,863	12,246,863	57,980		12,304,843	12,304,843
Green Bank CD	2.00%	07/03/19	2,030,067	2,030,067	10,234		2,040,301	2,040,301
LegacyTexas Bank CD	2.28%	08/01/19	8,138,479	8,138,479	45,840		8,184,318	8,184,318
BBVA Compass Bank CD	1.97%	09/08/19	2,552,780	2,552,780	12,400		2,565,180	2,565,180
LegacyTexas Bank CD	2.75%	12/02/19	3,041,601	3,041,601	20,671		3,062,273	3,062,273
Green Bank CD	2.08%	01/03/20	3,046,914	3,046,914	15,974		3,062,888	3,062,888
WallisBank CD	2.49%	03/02/20	3,037,569	3,037,569	19,064		3,056,634	3,056,634
East West Bank CD	2.67%	04/01/20	1,017,859	1,017,859	6,723		1,024,582	1,024,582
East West Bank CD	2.94%	04/01/20	2,004,193	2,004,193	14,581		2,018,774	2,018,774
East West Bank CD	2.96%	05/01/20	2,017,266	2,017,266	14,777		2,032,042	2,032,042
East West Bank CD	2.99%	07/01/20	5,045,257	5,045,257	37,333		5,082,589	5,082,589
LegacyTexas Bank CD	2.98%	07/01/20	4,000,000	4,000,000	29,464		4,029,464	4,029,464
Central Bank CD	2.81%	07/02/20	—	—	2,000,000		2,000,000	2,000,000
East West Bank CD	2.97%	08/01/20	5,010,589	5,010,589	36,827		5,047,416	5,047,416
LegacyTexas Bank CD	2.65%	08/03/20	—	—	3,000,000		3,000,000	3,000,000
LegacyTexas Bank CD	2.98%	09/01/20	8,000,000	8,000,000	58,928		8,058,928	8,058,928
LegacyTexas Bank CD	2.78%	12/02/20	—	—	6,012,796		6,012,796	6,012,796
LegacyTexas Bank CD	2.70%	02/01/21	—	—	2,000,000		2,000,000	2,000,000
TOTAL			\$ 112,732,291	\$ 112,732,291	\$ 13,544,757	\$ (17,215,593)	\$ 109,061,455	\$ 109,061,455



City of Killeen

Legislation Details

File #:	RS-19-049	Version:	1	Name:	UE Abandonment
Type:	Resolution	Status:	Resolutions		
File created:	5/20/2019	In control:	City Council Workshop		
On agenda:	6/4/2019	Final action:			
Title:	Consider a memorandum/resolution approving the abandonment of a 10’ utility easement affecting Lot 1A, Block 1, Texas Sunflower Addition Amended plat. The property is addressed as 5002 Thayer Drive, Killeen, Texas.				
Sponsors:	Planning & Development Dept				
Indexes:					
Code sections:					
Attachments:	Staff Report				
	Maps				
	Exhibit				
	QuitClaim Deed				
	Presentation				

Date	Ver.	Action By	Action	Result
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STAFF REPORT

DATE: June 4, 2019

TO: Ronald L. Olson, City Manager

FROM: Dr. Ray Shanaa, Exec. Dir. Of Planning and Development Services

SUBJECT: CASE #19-01AB: CONSIDER A REQUEST FOR ABANDONMENT OF A 10' UTILITY EASEMENT AFFECTING LOT 1A, BLOCK 1, TEXAS SUNFLOWER ADDITION AMENDED PLAT

BACKGROUND AND FINDINGS:

Killeen MFD, L.L.C. submits this request for the abandonment of a 10' utility easement that is located on Lot 1A, Block 1, Texas Sunflower Addition Amended plat. The attached Exhibit A illustrates the location of the easement. The property is located on the south side of W. Stan Schlueter Loop (FM 3470), east of Clear Creek Road (S.H. 201) and is addressed as 5002 Thayer Drive, Killeen, Texas. The 10' utility easement was dedicated per the afore-mentioned subdivision plat, and filed for record on March 21, 2017, in Year 2017, Number 34, Plat Records of Bell County, Texas. The applicant has stated that a proposed building location will encroach upon the existing easement as the reason for the abandonment request. Staff has notified other city departments and franchise utility providers regarding the applicant's utility easement abandonment and has received no responses opposed to the request.

THE ALTERNATIVES CONSIDERED:

The City Council may approve or disapprove the applicant's request.

Which alternative is recommended? Why?

Staff recommends that the City Council approve the request. The abandonment poses no issues with city departments or other franchise utility providers.

CONFORMITY TO CITY POLICY:

The request conforms to City policy.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

The abandonment request does not involve the expenditure of City funds.

Is this a one-time or recurring expenditure?

This is not applicable.

Is this expenditure budgeted?

This is not applicable.

If not, where will the money come from?

This is not applicable.

Is there a sufficient amount in the budgeted line-item for this expenditure?

This is not applicable.

RECOMMENDATION:

Staff recommends that the City Council approve the applicant's abandonment request and authorize the City Manager to issue a quitclaim deed to the applicant.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Planning and Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

Maps
Exhibit
Quitclaim Deed



Case Number:

19-01 AB

Zoning:

N/A

Legal Description:

0.049 ACRES

Council District:

04

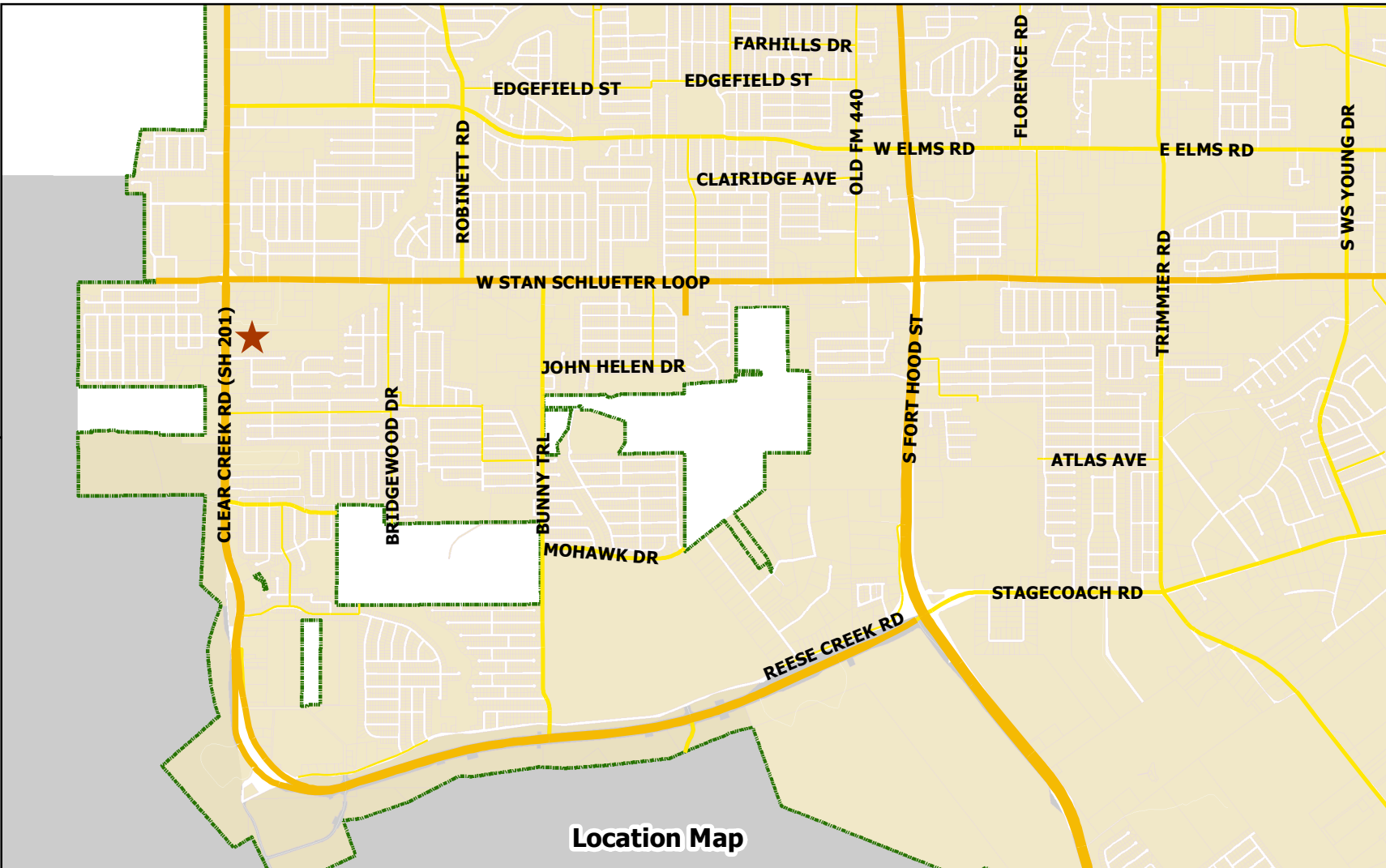
EASEMENT LOCATION



1 inch = 3,686 feet



Date: 5/21/2019





Case Number:

19-01 AB

Zoning:

N/A


Legal Description:

0.049 ACRES

Council District:

04

Legend

 EASEMENT
 City Limits

EASEMENT LOCATION



1 inch = 357 feet



Date: 5/21/2019

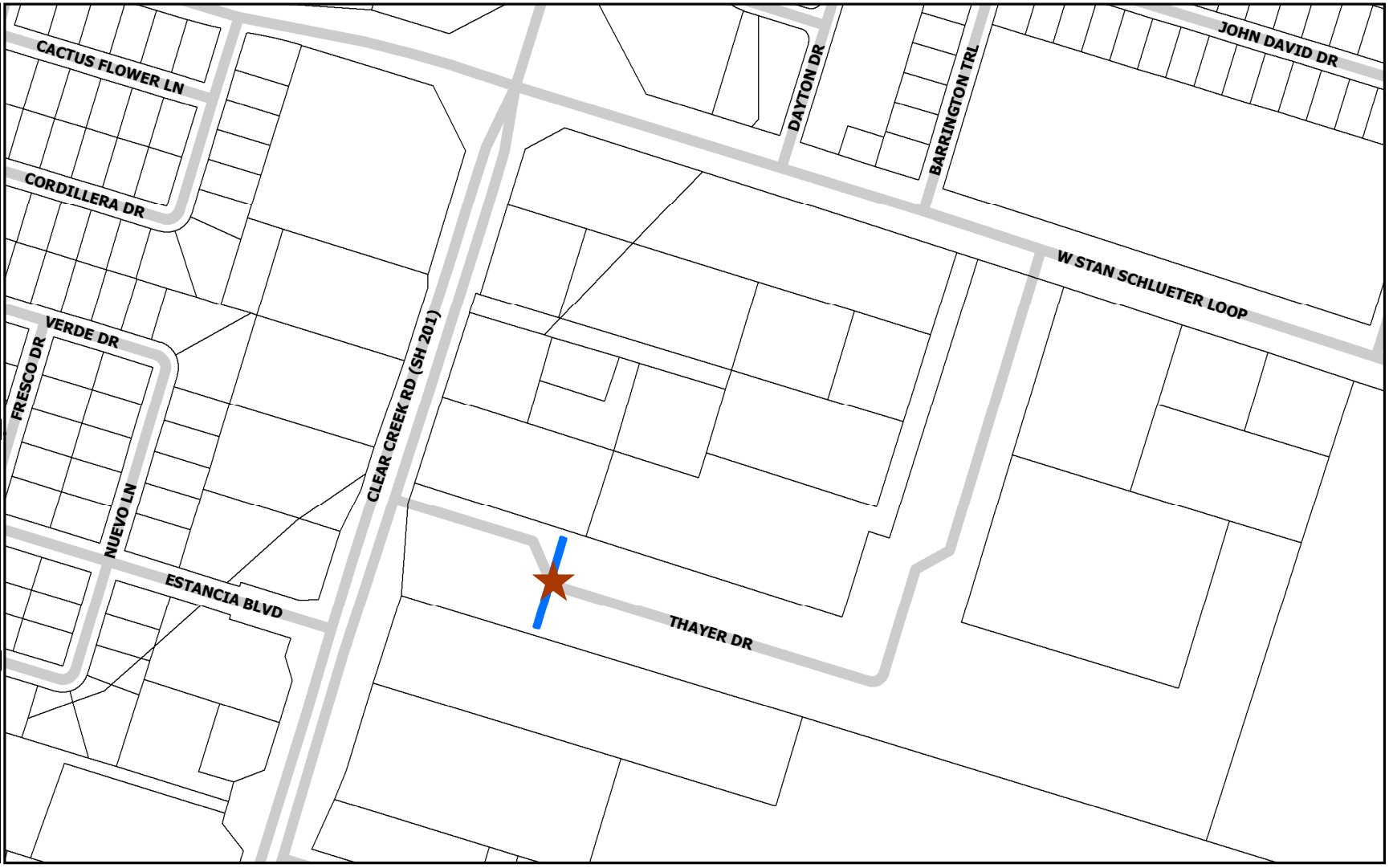
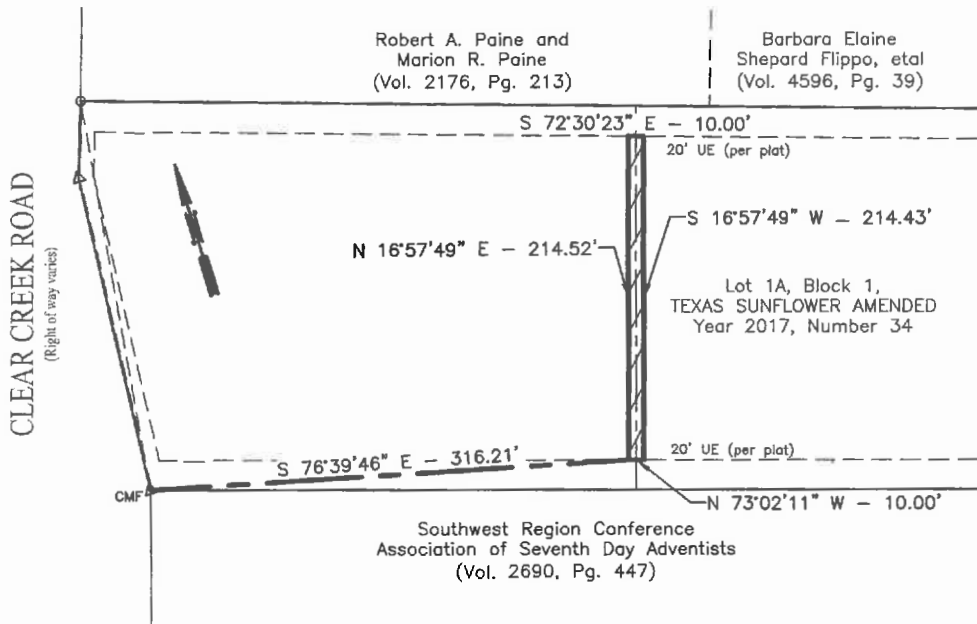


EXHIBIT "A"



Field notes for a metes and bounds description of a 0.049 acre tract of land for the Abandonment of an Existing 10' Utility Easement located on Lot 1A, Block 1, Texas Sunflower Amended, as recorded in Year 2107, Number 34, Plat Records of Bell County, Texas; said 0.049 acre tract being more particularly described as follows:

COMMENCING at a Concrete Monument Found in the East margin of Clear Creek Road, said monument being the Southwest corner of said Lot 1A, the Northwest corner of a tract of land conveyed to Southwest Region Conference Association of Seventh Day Adventists as recorded in Volume 2690, Page 447, Deed Records of Bell County, Texas;

THENCE, S 76° 39' 46" E, 316.21 feet across and upon said Lot 1A to a point in the North line of a 20' Utility Easement per Texas Sunflower Amended, being the Southwest corner of said Existing 10' Utility Easement, the Southwest corner of the herein described tract and the **THE POINT OF BEGINNING**;

THENCE, N 16° 57' 49" E, 214.52 feet with the West line of said Existing 10' Utility Easement, the West line of the herein described tract to a point in the South line of a 20' Utility Easement per Texas Sunflower Amended, being the Northwest corner of said Existing 10' Utility Easement and the Northwest corner of the herein described tract;

THENCE, S 72° 30' 23" E, 10.00 feet with the South line of said 20' Utility Easement, the North line of said Existing 10' Utility Easement and the North line of the herein described tract to a point, said point being the Northeast corner of said Existing 10' Utility Easement and the Northeast corner of the herein described tract;

THENCE, S 16° 57' 49" W, 214.43 feet with the East line of said Existing 10' Utility Easement, and the East line of the herein described tract to a point in the North line of the above mentioned 20' Utility Easement, being the Southeast corner of said Existing 10' Utility Easement and the Southeast corner of the herein described tract;

THENCE, N 73° 02' 11" W, 10.00 feet with the North line of said 20' Utility Easement, the South line of said Existing 10' Utility Easement and the South line of the herein described tract to **THE POINT OF BEGINNING**, containing 0.049 acres of land, more or less.

The Bearings for the above description are based on the Texas State Plane Coordinate System, Central Zone, NAD 83.



Michelle E. Lee
4-17-19

DATE: April 17, 2019
SCALE: 1" = 100'
PROJECT No.: 2019-002

KILLEEN ENGINEERING
& SURVEYING, LTD
2901 E. STAN SCHLUEP LOOP
KILLEEN, TEXAS 76542
(254) 826-3081 FAX (254) 528-4351
TOLPS REGISTRATION 100144-00

STATE OF TEXAS §
COUNTY OF BELL §

KNOW ALL MEN BY THESE PRESENTS:

The execution of this document was authorized by the duly elected and qualified City Council of the City of Killeen at a regular meeting of that body on the 11th day of June 2019.

EXECUTED on this 11th day of June 2019.

CITY OF KILLEEN, TEXAS

BY: _____
Ronald L. Olson,
City Manager

ATTEST:

BY: _____
Lucy C. Aldrich,
City Secretary

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 11th day of June 2019, by Ronald L. Olson, on behalf of the City of Killeen, a Texas municipal corporation, in his official capacity as City Manager.

Notary Public, State of Texas



UTILITY EASEMENT ABANDONMENT

RS-19-049

June 4, 2019

Utility Easement Abandonment

2

- ❑ Killeen MFD, L.L.C. submits a request for the abandonment of a 10' utility easement located on Lot 1A, Block 1, Texas Sunflower Amended.
- ❑ The property is located at 5002 Thayer Drive, Killeen, Texas and is the site of the Thayer Point P.U.D.



Case Number:

19-01 AB

Zoning:

N/A

Legal Description:

0.049 ACRES

Council District:

04

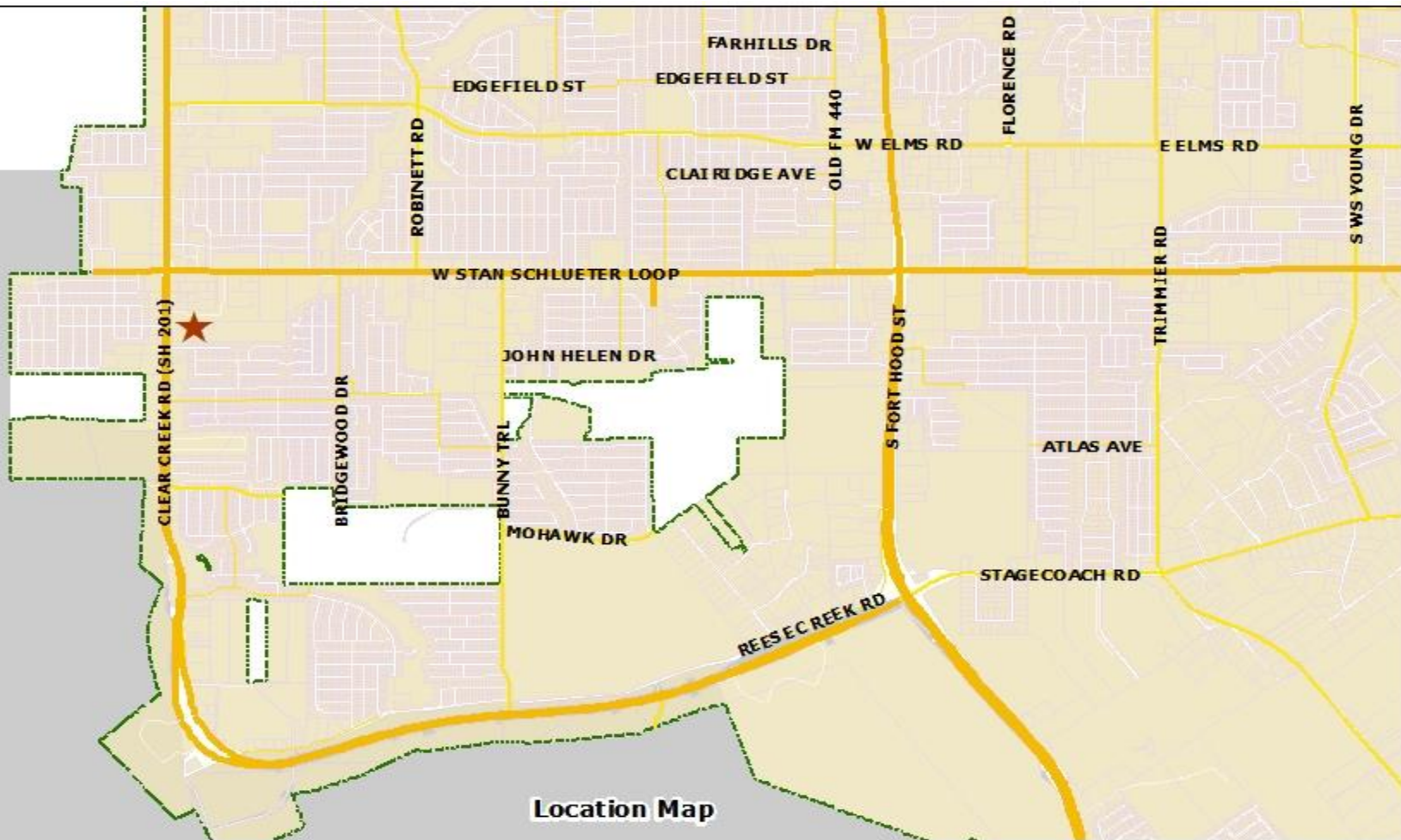
EASEMENT LOCATION



1 inch = 3,686 feet



Date: 5/21/2019



Location Map



Case Number:

19-01 AB

Zoning:

N/A

Legal Description:

0.049 ACRES

Council District:

04

Legend



EASEMENT LOCATION



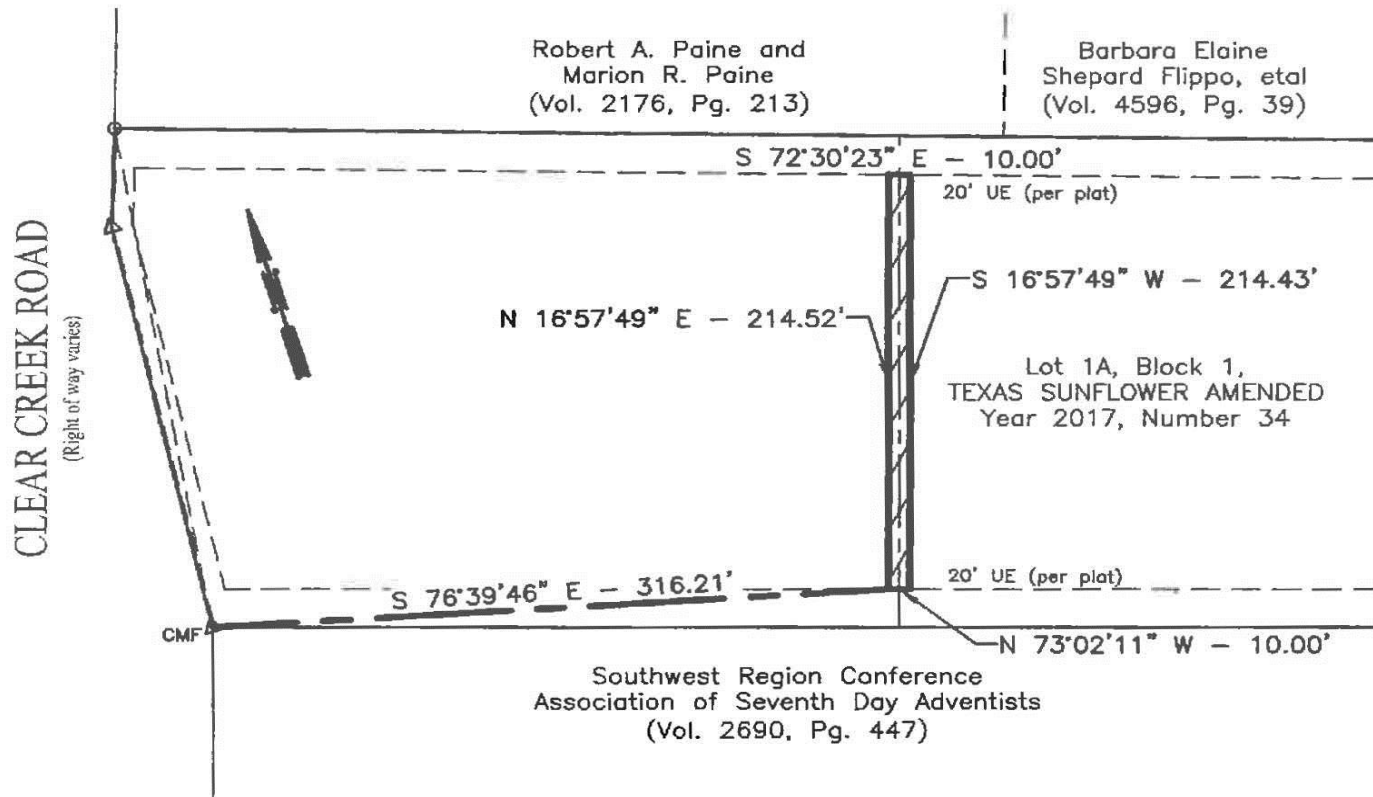
1 inch = 357 feet



Date: 5/21/2019



EXHIBIT "A"



Utility Easement Abandonment

6

- There have been revisions to the site layout and the platted 10' utility easement would conflict with the placement of a proposed building.
- Staff has notified other City departments and franchise utility providers and no opposition has been received regarding the applicant's abandonment request.

Utility Easement Abandonment

7

- ❑ The City Council may approve or disapprove the applicant's utility easement abandonment request.
- ❑ Staff recommends that the City Council approve the utility abandonment request and authorize the City Manager to issue a quitclaim deed to the applicant.



City of Killeen

Legislation Details

File #: OR-19-011 **Version:** 1 **Name:** Annexation-Clear Creek
Type: Ordinance **Status:** Ordinances
File created: 5/21/2019 **In control:** City Council Workshop
On agenda: 6/4/2019 **Final action:**
Title: Consider an ordinance annexing approximately 76.459 acres of land, being adjacent to 5601 Clear Creek Road, Killeen, Texas, pursuant to a petition for voluntary annexation and approving the annexation service plan.
Sponsors: Planning & Development Dept
Indexes:
Code sections:
Attachments: [Staff Report](#)
[Service Plan](#)
[Maps](#)
[Ordinance](#)
[Exhibits](#)
[Presentation](#)

Date	Ver.	Action By	Action	Result
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STAFF REPORT

DATE: June 4, 2019

TO: Ronald L. Olson, City Manager

FROM: Ray Shanaa, Executive Director of Planning & Dev. Services

SUBJECT: Consider an ordinance annexing approximately 76.459 acres of land lying, being adjacent to 5601 Clear Creek Road, Killeen, Texas, and approving the annexation service plan.

BACKGROUND AND FINDINGS:

On March 14, 2019, the Planning and Development Services Department received a voluntary petition for annexation from Mr. Gary Purser Jr. The subject tract is comprised of 76.459 acres and is located adjacent to property addressed as 5601 Clear Creek Road, Killeen, Texas. The property is vacant, contiguous to current municipal city limits and is therefore exempt from a three year annexation plan. The owner, Gary Purser Jr. is making the request to have the property annexed into the corporate limits of Killeen.

On April 9th, the City Council decided to conduct public hearings and institute annexation proceedings, which included directing the City Manager to prepare a service plan providing for the extension of full municipal services to the area, by any method used to give services in any other area of city. The City Council conducted two (2) public hearings on May 7th and May 21st.

Staff provided the service plan to the City Council prior to the May 21st public hearing. Per Local Government Code (LGC) 43.064, the City Council may approve or disapprove the annexation ordinance and service plan at its June 11 meeting at the earliest.

THE ALTERNATIVES CONSIDERED:

The City Council may approve or disapprove the annexation ordinance and service plan.

Which alternative is recommended? Why?

Staff has no recommendation on this annexation request.

CONFORMITY TO CITY POLICY:

The request for voluntary annexation conforms with state law.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

There are no expenditures in the current fiscal year. The service plan details the fiscal impacts of the annexation from FY 2020 through FY 2025.

Is this a one-time or recurring expenditure?

Expenditures related to the extension of municipal services would be a recurring cost.

Is this expenditure budgeted?

It is not budgeted within the current fiscal year.

If not, where will the money come from?

Future expenditures will be incurred from the General Fund, Water & Sewer, Solid Waste, Drainage and Street Maintenance funding sources.

Is there a sufficient amount in the budgeted line-item for this expenditure?

Fiscal projections (based on staff's assumptions) indicate that there will be sufficient amounts that can be budgeted in the afore-mentioned funding sources.

RECOMMENDATION:

Staff recommends that the City Council approve or disapprove the annexation ordinance and service plan.

DEPARTMENTAL CLEARANCES:

City Attorney

ATTACHED SUPPORTING DOCUMENTS:

Service Plan
Maps
Exhibits
Ordinance

Annexation Service Plan VA#19-01

Table of Contents

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1. EXECUTIVE SUMMARY

General Information:

The City of Killeen has been petitioned for voluntary annexation of this subject property consisting of one tract of land measuring 76.459 acres located west of 5601 Clear Creek Road, Killeen, Texas. The property is vacant and contiguous to current municipal city limits along the northern and eastern boundaries. Fort Hood is to the west, 109 acres of federally owned property to the south, the property addressed as 5601 Clear Creek Road to the east, and the Estancia West subdivision is to the north. In accordance with Local Government Code 43.065, this annexation service plan describes how municipal services may be provided to the subject area. A fiscal impact analysis is included.

After public hearings on May 7, 2019 and May 21, 2019, the Killeen City Council may approve or disapprove this voluntary annexation petition at its June 11, 2019 meeting or some later date.

Services Impacts:

Police Services:

- Anticipates this project would add approximately 800 residential calls for service; an increase of .5 percent of the total calls for service. Additional service calls for the school would add approximately six (6) seconds to the average response time for priority one and priority two calls.

Fire & EMS Services:

- An additional 103 EMS responses and 59 fire responses are expected to this area;
- Estimated response time to the annexed property would be 5 minutes for in-house unit and 10 minutes (from another station).

Public Works Services:

- Existing 16" water transmission main and two 8" sewer mains can adequately serve the entire property are available.

Parks & Recreations Services:

- The City's deficit of parks acreage per capita would increase if annexation and associated potential new development occurs. Additional impacts may also be felt in leisure and recreational, programs, services and facilities.

Operation & Maintenance of Other Publicly Owned Facility. Building or Service:

- This potential annexation will increase Killeen's population by approximately 738 people, impacting the library's facilities and potentially affecting accreditation
- Future residents of the annexed area will own pets. Animal Services anticipates an increase in demands for service as a result of the new development associated with the annexation.

Fiscal Impact Analysis:

A fiscal impact analysis concludes that estimated revenue would exceed estimated expenses if the property is annexed and developed as single family residential as projected. Highlight assumptions and factors used for the fiscal analysis include:

- 257 homes @ equal buildout rate over four years (64.25 homes per year)
- One elementary school in 2022
- Average permit value of \$164,232
- 3% annual property values increase
- 14% allowance for DV Exemption
- No rate changes
- Current cost of providing a service used to estimate the cost of providing the service to subject area
- Expenses adjusted annually for inflation

	Fiscal Year					
	2020	2021	2022	2023	2024	2025
Revenues						
General Fund	\$ 99,630	\$ 203,384	\$ 312,765	\$ 425,335	\$ 434,354	\$ 443,646
General Fund - One time revenue	24,736	24,736	50,736	24,736	-	-
Water & Sewer	52,598	105,195	162,293	214,890	214,890	214,890
Solid Waste	15,251	30,501	53,204	68,454	68,454	68,454
Drainage	4,626	9,252	16,555	21,181	21,181	21,181
Street Maintenance	1,311	2,621	4,550	5,861	5,861	5,861
Total Revenues	<u>\$ 198,152</u>	<u>\$ 375,690</u>	<u>\$ 600,103</u>	<u>\$ 760,457</u>	<u>\$ 744,740</u>	<u>\$ 754,033</u>
Cumulative Revenues	<u>\$ 198,152</u>	<u>\$ 573,841</u>	<u>\$ 1,173,944</u>	<u>\$ 1,934,401</u>	<u>\$ 2,679,142</u>	<u>\$ 3,433,175</u>
Expenses						
General Fund	\$ 95,063	\$ 195,775	\$ 295,406	\$ 398,266	\$ 406,617	\$ 416,768
Water & Sewer	19,841	40,188	60,935	82,002	83,015	84,141
Solid Waste	4,424	5,864	16,214	17,828	18,023	18,260
Drainage	3,020	6,154	9,356	12,590	12,819	13,098
Street Maintenance	1,311	2,621	4,550	5,861	5,861	5,861
Total Expenses	<u>\$ 123,659</u>	<u>\$ 250,602</u>	<u>\$ 386,461</u>	<u>\$ 516,547</u>	<u>\$ 526,336</u>	<u>\$ 538,128</u>
Cumulative Expenses	<u>\$ 123,659</u>	<u>\$ 374,261</u>	<u>\$ 760,722</u>	<u>\$ 1,277,269</u>	<u>\$ 1,803,605</u>	<u>\$ 2,341,733</u>
Difference						
General Fund	\$ 29,304	\$ 32,346	\$ 68,095	\$ 51,805	\$ 27,737	\$ 26,878
Water & Sewer	32,757	65,007	101,358	132,889	131,875	130,750
Solid Waste	10,826	24,637	36,990	50,626	50,431	50,194
Drainage	1,606	3,098	7,199	8,591	8,362	8,083
Street Maintenance	-	-	-	-	-	-
Total Difference	<u>\$ 74,493</u>	<u>\$ 125,088</u>	<u>\$ 213,642</u>	<u>\$ 243,911</u>	<u>\$ 218,404</u>	<u>\$ 215,904</u>
Cumulative Difference	<u>\$ 74,493</u>	<u>\$ 199,581</u>	<u>\$ 413,222</u>	<u>\$ 657,133</u>	<u>\$ 875,537</u>	<u>\$ 1,091,442</u>

2. FISCAL IMPACT ANALYSIS METHODOLOGY

The fiscal impact model uses the current cost of providing a service to estimate the cost of providing the service to the subject area. The following is included in the fiscal impact analysis:

1. Expenditures:

- a. Cost of municipal services to be provided.
- b. Annual operation and maintenance costs.
- c. Capital improvement costs.

2. Revenues:

- a. Property taxes for the proposed development (based on current tax rate).
- b. User fees for business-type services.
- c. Other revenues (e.g. other local taxes, permit fees, etc.).

Common Assumption Across All Funds

The fiscal impact model is based certain underlying assumptions including:

- Total buildout: 257 residential lots, with the phased buildout of the proposed annexation happening equally over a four-year period (i.e. 64.25 lots per year).
- One elementary school is estimated to be completed in FY 2022.
- Revenues calculated based on current rates. There are no rate increases assumed throughout the analyzed period.
- Expenses are adjusted annually by the estimated rate of inflation. The inflation rates used for each fiscal period include: FY21 – 2.2%, FY22 – 2.3%, FY23 – 2.0%, FY24 – 2.1%, FY25 – 2.5% (FY21-FY22 inflation from the International Monetary Fund U.S. Inflation Forecast; FY23-FY25 inflation estimated using regression analysis).

Fund Specific Assumptions

1. General Fund

Revenues:

Property tax – calculated using the 2018 average home permit value of \$164,232. Estimated property tax revenue is adjusted for the disabled veteran exemption. The disabled veteran exemption is 14% of residential assessed property valuation. Property tax valuations are estimated to increase by 3.03 percent each year. This represents the five-year average increase in the City's property valuation.

Sales tax – calculated using an estimated household annual income of \$49,886. The household annual income was determined using the 28% Rule that states a household should spend a maximum of 28% of gross monthly income for mortgage related costs (Mortgage cost calculated based on a \$164,232 home). A consumer expenditures study conducted by the Bureau of Labor Statistics reported that the average household expends 81.5% of their gross income. Of that amount, 28.4% is taxable.

Franchise taxes (outside entities) – residential units make up a total of 68% of total properties in the City. This percentage was applied to the FY19 franchise tax budget to determine the amount of revenue per residential property.

Franchise taxes (City enterprises) – the City charges a 9% franchise fee to enterprise funds for use of right-of-ways and easements.

Emergency medical services – revenue calculated by using the projected increase in population to estimate the number of calls for service.

Recreation – revenue calculated based on the projected increase in population. Revenue per capita was determined by using the FY19 Recreation (Community Services) revenue budget.

Permits – one-time revenue was calculated based on the estimated number of residential units and the elementary school in the proposed annexation.

Expenses:

Police Department – the projected population was used to estimate the increase in the number of calls for service. The FY19 Police Department expense budget, less fuel and vehicle maintenance costs, was allocated based on the percent increase in estimated calls. Fuel and vehicle maintenance costs were calculated using the additional area of the proposed annexation to be patrolled.

Fire Department – the projected population was used to estimate the increase in the number of calls for service. The cost of responding to each type of service call was determined. FTEs per capita were used to calculate certain costs not related to calls for service.

Recreation – the acres of community parks per 1,000 residents is currently 1.7460. The cost to maintain the current level of service was determined by the projected increase in population.

Library – the library must maintain a collection of 1 library item per capita. The projected population was used to determine the number of materials that would need to be purchased.

2. Street Maintenance Fund

Revenues:

Calculated using the projected number of residential units and one elementary school in the proposed annexation.

Expenses:

Calculated using the average cost to maintain streets, sidewalks, signage, and pavement marking.

3. Water and Sewer Fund

Revenues:

Water – calculated using the average residential rate of \$38.06, which assumes 10,000 gallons is used monthly. Elementary school revenue determined using a current elementary school.

Sewer – calculated using the average residential rate of \$30.16, which assumes 6,000 gallons is treated monthly. Elementary school revenue determined using a current elementary school.

Expenses:

Water and Sewer – calculated using operational costs per active accounts. The projected number of residential units and one elementary school in the proposed annexation were used to estimate costs. The rates the City pays for water and sewer treatment were increased by 1 cent per year.

4. Solid Waste Fund

Revenues:

Calculated using the projected number of residential lots and one elementary school.

Expenses:

Calculated using the current number of routes in FY20 and FY21. The proposed annexation area will make up an estimated 16% of a current route. In FY22, an additional route may be needed, and the proposed annexation area will make up 16% of the new route.

5. Drainage Fund

Revenues:

Calculated using the projected number of residential units and one elementary school in the proposed annexation.

Expenses:

Calculated using the projected residential units and one elementary school, and the full-time equivalents required to provide services to the proposed annexed area.

3. GENERAL FUND SERVICES

Police Protection

The Killeen Police Department (KPD) would provide protection and law enforcement services commencing on an effective date of annexation. These services are provided on a citywide basis. Service levels would be the same as that for comparable areas of the City. These Services include:

- normal patrols and responses;
- handling of complaints and incident reports;
- special units, such as traffic enforcement, criminal investigations, narcotics and gang suppression, and special weapons tactics team.

The proposed annexation of approximately 76 acres of land in the 5600 block of Clear Creek Road would comprise of approximately 257 lots and a school site. Estimating a population of about 738 upon full development, the department anticipates that there would be very minimal impact in the first few years, depending on how long the building process would take. Initially there would be very few patrol calls for service, criminal investigations, etc. During the building process, there would be a minor increase in patrols, a slight increased use of fuel, and possibly calls for property crime investigations.

Upon completion of the project, based on the calls for service during 2018, and the projected approximate population of 738, the department anticipates this project would add approximately 800 residential calls for service; an increase of .5 percent of the total calls for service. Based on an adjusted department budget (the budget less the separated fuel and vehicle maintenance, addressed below), the cost to maintain the current level of service for an increase of one-half of one percent would be approximately \$140,340.

The school site will also add to the calls for service; however, those calls for service vary depending on

the school (elementary or middle school). The schools in Killeen average approximately 69 calls per school. The department anticipates that the additional calls for service would add approximately six seconds to the average response time for all priority one and priority two calls for service. Fuel costs at full build out are estimated at \$2,468 and vehicle maintenance costs are estimated at \$2,058 per year at full build out.

Fire Protection

The Killeen Fire Department (KFD) will provide fire protection and prevention services in the annexation area, commencing on the effective date of the annexation. These services include:

- fire suppression and rescue;
- emergency medical services;
- hazardous materials mitigation and regulation;
- emergency prevention and public education services;
- construction plan review;
- inspections;
- emergency management planning;

These services are provided on a citywide basis and the Killeen Fire Department would provide fire protection and prevention services to the annexation area with the same level of service being provided to other comparable areas of the City.

The National Fire Protection Association (NFPA) creates and maintains private, copyrighted standards and codes for usage and adoption by local governments. Standards pertinent to the referenced annexations are as follows:

5.2.4.1: Initial Arriving Company:

“The fire department’s fire suppression resources shall be deployed to provide for arrival of an engine company within a 240-second travel time to 90 percent of the incidents as established in Chapter 4.”

5.2.4.2: Initial Full Alarm Assignment Capability:

“The fire department shall have the capability to deploy an initial full alarm assignment within a 480-second travel time to 90 percent of the incidents as established in Chapter 4.” For the year of 2018 the Killeen Fire Department responded to 18,686 EMS calls and 10,351 Fire calls. This equals a total of 29,037 Emergency calls within the response area of Killeen, with an average response time of 8 minutes and 40 seconds.

The annexation area falls within the response area of Station 9 which is located at 5400 Bunny Trail and houses one EMS unit, one fire pumper, 1 medium duty rescue unit, and Battalion 2 EMS Command. With a response from an in-house unit, the estimated response time to the entry of the annexed property would be 5 minutes. Should the in-house unit be on another call, a secondary unit will be dispatched from another fire station with an average estimated arrival time of 10 minutes. Based upon historical data, we expect there to be an additional 103 EMS responses and 59 fire responses to this area. In addition to fire/rescue/EMS/Haz-Mat resources needed to service the annexation area, there are specialties such as Public Education, Plans Review, Inspections, Emergency Management.

Current response capabilities are under minimum recommended limits as evidenced by longer response times and higher expenses. With each additional annexation, we will continue to stretch these capabilities. Ideally, we would recommend at least 1 additional fire station with 1 EMS unit and 1 fire

pumper. However, understanding the current situation city wide, the Killeen Fire Department will be able to provide service to these annexed areas with the understanding of the estimated resource and financial impacts to the department.

Parks and Recreation Services & Facilities

Although there isn't a direct impact on parks currently, continued growth impacts ability to maintain parks and trails. There are five (5) four-person crews responsible for maintaining 254.8 acres of community parks, which makes the current level of service for community parks 1.8 acres per 1,000 residents. When compared to the recommended standard of 5.9 acres for every 1,000 residents, the City has a deficit of 450 acres. An annexation would increase the City's deficit of Community Park's acreage per capita. Additional impact may also be felt in athletic, aquatics center and senior center services.

Maintenance of Publicly Owned Facilities or Buildings

The City of Killeen is not aware of the existence of any publicly owned facilities or buildings now located in the area proposed for annexation. In the event any such publicly owned facilities or buildings do exist, the City of Killeen would maintain such areas to the same extent and degree that it maintains other publicly owned facilities or buildings in the City. Any such facilities developed in the future for public dedication to and maintenance by the City would be constructed to City standards and maintained by the developer/builder for the required warranty period. Subsequent to the warranty period, the City of Killeen would maintain such facilities to the same extent and degree that it maintains other publicly owned facilities or buildings in other areas of the City.

Land Use & Inspection Services

The City of Killeen Code of Ordinances mandates that all property annexed into the City be initially zoned Agricultural District ("A"). A building or premises in such a district may be used for stables, buildings in support of agriculture uses and single family residential structures and accessory uses on three acre tracts. The property owner reserves the right to petition for a change in zoning. Rezoning process would be conducted in strict compliance with notification and due process requirements of the Local Government Code and City of Killeen Code of Ordinances.

The City of Killeen's Planning and Development Services Department would provide land use planning and inspection services (building, electrical, plumbing, code enforcement, etc.), at the same level available to other areas of the City with similar population density, land use and topography.

Other Services

The City of Killeen will provide other City Services to the annexation area, such as animal services, library, municipal court and general administration services at the same level of service now being provided to other areas of the City with similar population density, land use and topography.

Library Services – The City of Killeen is not aware of any additional public libraries planned in the annexation area. This annexation will increase Killeen's population by approximately 738 people, impacting the library's state accreditation. The addition of 738 literary items will need to occur to accommodate the increase in population. The library must maintain a minimum of 1 item per capita for our citizens. The library's ability to provide materials and services will become increasingly hampered by the two small existing facilities. It should also be noted that the library does not have a presence in the southwest portion of the City, making it difficult to serve those citizens at an appropriate level.

City Limit signs to encompass the new boundaries of the City as a result of the annexation would be installed within ninety (90) days of the effective date of the annexation. The City's authority to abate nuisances (fireworks, etc.) within five thousand (5,000) feet of its boundary is extended to provide protection to the annexation area.

4. RATE-BASED SERVICES

Street Maintenance

The numbers of vehicle trips projected are 2,570 for full residential buildout, and an estimated 1040 trips (total in and out trips) for the elementary school at full enrollment. Highway 201 (Clear Creek is designed as an arterial and can accommodate this additional traffic.

The Street Operations Division of the Public Works Department would maintain public streets over which the City has jurisdiction. These services include:

- emergency pavement repair;
- ice and snow monitoring of major thoroughfares;
- repair maintenance of public streets on an as-needed basis;
- traffic control signals;
- right-of-way maintenance.

Public roads and streets in the annexation area would be included in the City's preventive maintenance program. Preventive maintenance projects are prioritized on a citywide basis and scheduled based on a variety of factors, including surface condition, age, traffic volume, functional classification, and available funding. The Streets Operations Division will also provide regulatory traffic signage. Engineering studies to determine if traffic control devices are warranted will be conducted as needed, in conjunction with growth and increased traffic volumes. Anticipated future development within the annexation area would generate the requirement to construct streets in compliance with the City of Killeen development standards and requirements published in the Killeen Code of Ordinances and Public Works Department practices, as may be amended. Street lighting would be installed by property developers as warranted. Upon development of the annexation area, street maintenance fees would be charged in accordance with City of Killeen Code of Ordinances Chapter 25.

Water and Wastewater

The annexed area is vacant; however, future development of the property will include a KISD school site and perhaps 257 residential lots, some of which may be two-family in nature. As the population density increases and land use patterns change, the City would provide water and sewer services comparable to other areas of the City.

An existing 16" water transmission main that can adequately serve the entire property is located in the west right-of-way of Clear Creek Road (S.H. 201) along the entire frontage of the property. The area under consideration is located in the Airport Pressure Plane which has an overflow elevation of 1,165'. The 2012 Water & Sewer Master Plan includes Project 16W during the 2019 – 2021 time period, which will rehabilitate and increase the pumping capacity of Pump Station No. 7 which supplies water to the

Airport Pressure Plane.

Existing 8” gravity sewer mains are located along the north and west property lines. These mains can adequately serve the entire property. The sewer will flow into Lift Station No. 26 which is adequately sized to handle the added sewer flow from this property. The 2012 Water & Sewer Master Plan has no new sewer related project scheduled for this area.

Water and wastewater utility availability addresses the accessibility to a sufficient supply of water and the capacity of the wastewater system to accept and treat wastewater. The extension of utilities to any area of the City is based on the Water and Wastewater Master Plan and the utility extension policy contained in Chapter 26, Article IV, Division 3, Section 26-111, of the Killeen Code of Ordinances as amended. Developers of property in the annexation area would be required to extend necessary utilities to support their development in accordance with the Killeen Code of Ordinances and Public Works Department practices, as may be amended.

The following is a summary of the City of Killeen Water and Wastewater Utility Service Extension Policy.

1. The intent and purpose of the water and wastewater extension policy is to provide equitable charges for water and sewer connections as a proportionate distribution of the cost of the water and sewer main extensions to serve property within the city.
2. If the existing city utility facilities are not within or adjacent to the development, the developer shall construct the necessary extension of water and sewer mains, force mains, and lift stations, including all valves, manholes, and piping necessary to serve any future development of abutting property.
3. The developer’s engineer shall prepare a proposed plan of service for the subdivision and property along the extension, which shall be reviewed by the plat review committee. These facilities shall be constructed in accordance with the Water and Wastewater Master Plan (as amended).
4. It is the general policy of the city that water and sewer mains should be large enough to serve all the lots platted and, should the city determine oversizing is necessary, the city may participate in those lines greater than 8” for water and greater than 10” for sewer.
5. All utilities shall be required to extend across the full width of the last lot platted on each street proposed within the development, in such an alignment that it can be extended to the next property in accordance with the master sewer and water plans for the city, provided such plan(s) exist.
6. Properties already served by water and sewer shall not be required to install additional facilities unless, the current lines are not of adequate capacity to serve the proposed development; in which case the applicant will be required to install adequate facilities.
7. Every lot of a plat shall have direct access to the water and sewer system. Utility service shall be from a water/sewer main located in an abutting right-of-way or through easements from the lot to a water/sewer main.
8. The City provides a “pro rata” program that in some instances allows a person to recover some

costs of extending a line from the point of availability to the person's property, thereby reducing the economic impact on the person constructing the line.

Under limited circumstances, the City of Killeen Executive Director of Public Works may allow the continued use of or the establishment of an on-site sewage facility in locations where sanitary sewer service is not readily available. Such on-site sewage facilities must be permitted by the Bell County Health Department. Generally, sewer service shall be considered available when City owned infrastructure is located at a distance not to exceed 1,000 feet that can accept gravity flow.

Solid Waste

Solid Waste services provided by the City of Killeen's Solid Waste Services Department would begin immediately upon annexation.

The solid waste collection and disposal services provided to the annexation area would be comparable to that in other areas of the City. The annexation area would be provided collection service at the same frequency as other areas of the City.

Services shall be provided in accordance with the City of Killeen Code of Ordinances, Chapter 24, for residential and commercial customers:

- garbage collection – in accordance with City of Killeen “pay-as-you-throw” guidelines and Chapter 24 of the Killeen Code of Ordinances;
- recycling – access to City of Killeen Recycling Center;
- yard waste and brush collection;
- special collection services;
- commercial service is provided on subscription basis from the City.

Drainage Utility

Drainage Utility services provided by the City of Killeen's Public Works Department would begin immediately upon annexation of developed parcels and platting of undeveloped parcels. Services would be comparable to those provided to other areas of the City. Service frequency would be comparable as well.

The undeveloped parcel contains a tributary to Clear Creek which is identified on the USGS map and by the National Wetlands Mapper bisecting the western half of the annexation area. Development within the annexation area will require the filing of a plat. This development action will require compliance with all city codes, ordinances and manuals in place at the time of plat submission.

Drainage Utility services shall be provided in accordance with the City of Killeen Code of Ordinances, Chapter 32, for drainage utility customers:

Drainage Maintenance – in accordance with City of Killeen's Drainage Master Plan and Chapters 8 and 32 of the Killeen Code of Ordinances;

Inspection and Permit Reviews – in accordance with City of Killeen's Drainage Design Manual (DDM), Infrastructure Design and Development Standards Manual (IDDSM) and Chapters 26, 31, and 32 of the Killeen Code of Ordinances;

Public Education and Outreach – in accordance with the City of Killeen’s Municipal Separate Storm Sewer (MS4) Permit;

Emergency Response – in accordance with City of Killeen’s Drainage Master Plan and Chapter 32 of the Killeen Code of Ordinances; and

Right-of-way (R-O-W) Maintenance to include Street Sweeping within public rights-of-way – in accordance with Chapter 8 of the Killeen Code of Ordinances and the City of Killeen’s MS4.

5. STRATEGIC DECISIONS REGARDING CAPITAL IMPROVEMENTS, AVAILABILITY AND LEVELS OF SERVICE

The City Council of the City of Killeen finds and determines it to be unnecessary to immediately acquire or construct any Capital Improvements to provide the same type, kind and level of service which is presently being administered to other areas of the City with the same or similar topography, land use and population density. However, the annexation area has been included in the City of Killeen Water and Wastewater Master Plan and Transportation Thoroughfare Plan and will be included with all other areas of the City for future planning for any new or expanded facilities, functions, and services to be funded by future capital improvements programs. The priorities assigned by these plans are driven by a desire to maintain an equitable level of service to all areas of the City with the same population density, land use and topography characteristics.

Nothing in this plan shall require the City to provide a uniform level of municipal services to each area of the City, including annexed areas, if different characteristics of topography, land use, and population density are sufficiently distinct to justify a different level of service.

Topography – The Water and Wastewater Master Plan provides a timeline detailing the process for engineering and construction of water and wastewater collection and transportation facilities. The basis for the Rate Based Service Components portion of the Annexation Service plan is the Water Wastewater Master Plan and the afore-mentioned City of Killeen utility extension policy.

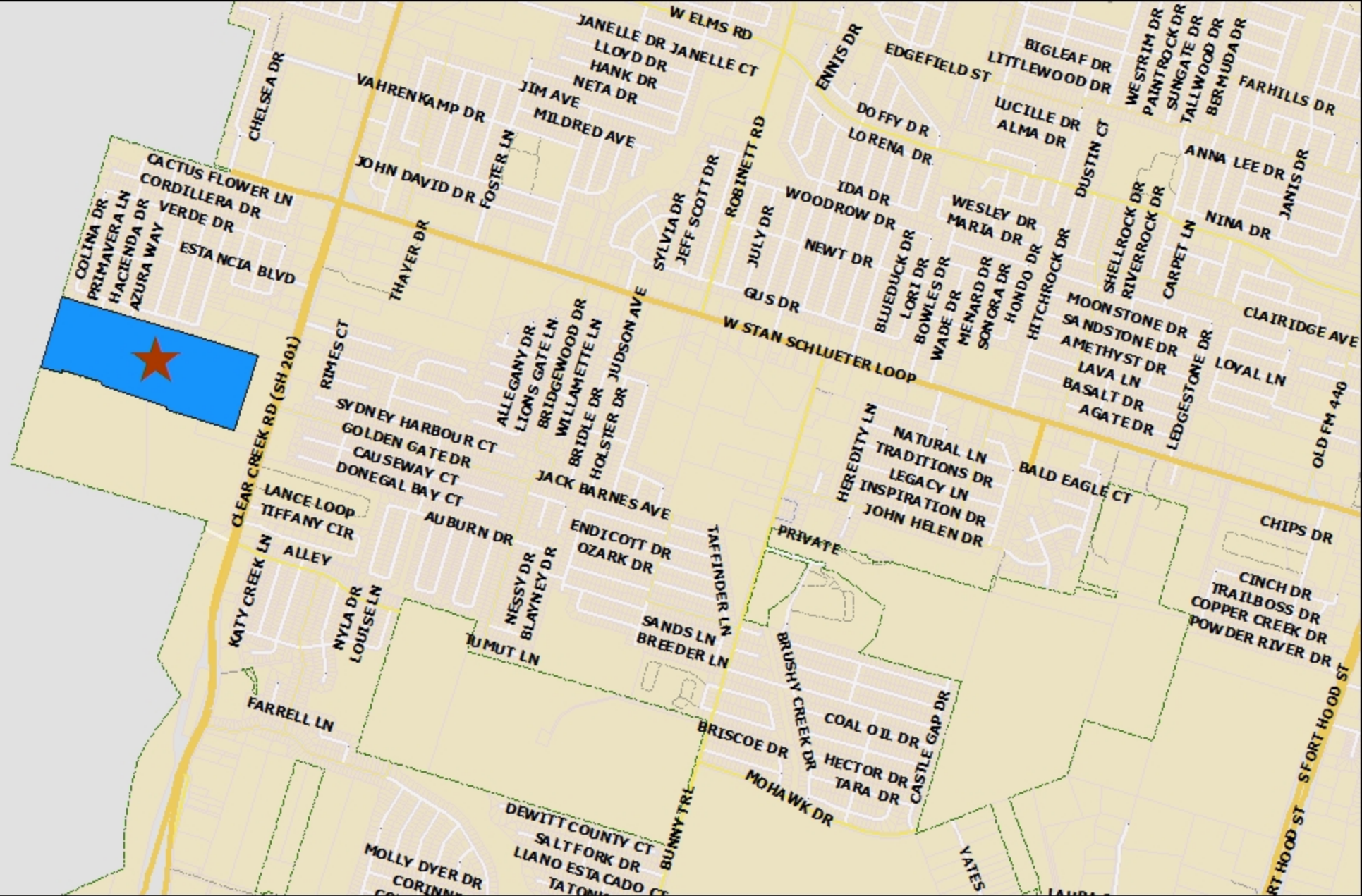
Land Use – The subject corridor is urban in nature, characterized by professional, retail, industrial, and commercial development and clusters of lot/block residential development. The land surrounding the area under consideration is characterized by residential development to the north and military aviation development to the southwest. Presently, the land use in the subject area is characterized as a rural with no development. Changes in development shall be in accordance with the City’s Future Land Use Map and Thoroughfare Plan. Developers of the property within the annexed area shall be responsible for their proportionate share of public facilities and roadways.

Population Density – The area under consideration is vacant. Therefore, the timeline and construction of any future Capital improvements (if necessary) shall be identified and prioritized by the City Council as part of a master planning process.



6. EFFECTIVE TERM

This Plan shall be in effect for a ten year period commencing on the effective date of the annexation. The Service Plan represents the concept the City of Killeen will use to initially deliver services. It is subject to modification and its change and renewal shall be at the option of the City. Such option may be

exercised by the adoption of an ordinance by the City Council which refers to this Plan and specifically renews this Plan for a stated period of time. The City reserves the right guaranteed to it by Section 43.056 (k) Local Government Code, to amend this Plan if the City Council determines that changed conditions or subsequent occurrences or any other legally sufficient circumstances exist under the Local Government Code, or other Texas laws to make this Plan unworkable, obsolete or unlawful.



Legend

 Annexation Area  City Limits





Annexation Location Map

1 inch = 2,000 feet



Legend

 Killeen City Limits  Annexation Area



Annexation Map

1 inch = 667 feet

ORDINANCE NO. _____

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, TO INCLUDE LAND LYING ADJACENT TO THE PRESENT CITY LIMITS, MORE COMMONLY REFERRED TO AS TRACT 1 AND MORE ACCURATELY DESCRIBED HEREIN; DECLARING SAID LAND TO BE A PART OF SAID CITY; DECLARING SAID LAND AND ITS INHABITANTS AND ANY FUTURE INHABITANTS OF SAID LAND TO BE ENTITLED TO ALL THE RIGHTS AND PRIVILEGES OF OTHER LANDS AND CITIZENS OF THE CITY AND TO BE BOUND BY THE ACTS AND ORDINANCES OF THE CITY; PROVIDING FOR WAIVER OF CERTAIN FEES DURING THE FIRST YEAR OF INCORPORATION; EXTENDING DISTRICT BOUNDARIES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the City Council of the City of Killeen, pursuant to its Home Rule Charter, Section 7, is authorized to extend the boundary lines of the City and annex additional territory adjacent to the City of Killeen; and

WHEREAS, the City Council of the City of Killeen, pursuant to Local Government Code §43.055 is authorized to annex in any one calendar year only territory equivalent in size to ten (10%) percent or less of the total corporate area of the City unless the City fails in any calendar year or years to annex the total amount which it is authorized to annex in such calendar year or years, but, may not annex in any one calendar year an amount of territory in excess of thirty (30%) percent of its total area as of the first day of the calendar year; and

WHEREAS, the area to be annexed, as described in this ordinance, being approximately 76.459 acres does not exceed the amount authorized for annexation; and

WHEREAS, a home rule city may not annex any area, whether publicly or privately owned, unless the width of such area at its narrowest point is at least one thousand (1,000) feet, or unless the area is contiguous with the City of Killeen boundary on at least two sides; and

WHEREAS, the area to be annexed, as described in this ordinance, is within the extraterritorial jurisdiction of the City of Killeen; and is either adjacent to and contiguous with the existing boundary limits, and is at least one thousand (1,000) feet in width at its narrowest point or is contiguous with the City or Killeen boundary on at least two sides; and

WHEREAS, in accordance with Local Government Code Section 43.052(h)(1), this area is not required to be included in the City's three-year plan as the area contains fewer than one-hundred (100) separate tracts of land on which one or more residential dwellings are located on each tract; and

WHEREAS, in compliance with the Local Government Code §43.065, a proposed service plan has been prepared prior to the publication of the notice for the first hearing and, required newspaper publications have been given and, public hearings conducted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KILLEEN:

SECTION I: That on and after the effective date of this ordinance, the City Limits of the City of Killeen, Texas, shall be and they are hereby extended to include certain lands lying adjacent and contiguous to the City Limits of said City of Killeen as they existed prior to the effective date of this ordinance; such land being more particularly described as 76.459 acres of land lying adjacent to 5601 Clear Creek Road, Killeen, Texas.

SECTION II: It is declared that the lands thereby annexed and described in Section I hereof are and shall hereafter be a part of the City of Killeen, Bell County, Texas and it is hereby further declared that said lands and the present and future inhabitants thereof are hereafter entitled to all the rights and privileges as other lands and other citizens of the City of Killeen which are similarly situated and shall be bound by the acts and ordinances of the City of Killen, Texas.

SECTION III: It is further declared that the above described properties shall be zoned "A" Agriculture on the effective date of this ordinance, pursuant to Section 31-124(a) of the Code of Ordinances of the City.

SECTION IV: That the Service Plan for the annexed area is hereby adopted as a part of this ordinance.

SECTION V: It is further declared that the boundary of the City of Killeen City Council District 4 be extended by the land contained within Tract 1.

SECTION VI: That all ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict or amended as specified herein to the extent of any conflict.

SECTION VII: That should any section or part of any paragraph of this ordinance be declared invalid or unconstitutional for any reason, it shall not invalidate or impair the validity, force, or effect of any section or part of a section or paragraph of this ordinance.

SECTION VIII: That the ordinances and resolutions of the City of Killeen, Texas, and the Code of Ordinances of the City of Killeen, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION IX: That this ordinance shall be effective on June 11, 2019, after its passage and publication according to the Killeen City Charter and State Law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this 11th day of June 2019, at which meeting a quorum was present, held in accordance with the provisions of the Texas Open Meetings Act, Texas Government Code Chapter 551, as amended.

APPROVED:

Jose L. Segarra, MAYOR

ATTEST:

Lucy C. Aldrich, CITY SECRETARY

APPROVED AS TO FORM

Kathryn H. Davis, CITY ATTORNEY

Exhibit A

Being a 76.459 acre tract of land situated in and part of the James Cook Survey, Abstract No. 161, Bell County, Texas, being part of that tract of land conveyed to Gary W. Purser Jr 2000 Trust, as recorded in Instrument No. 2018-00048761, Official Public Records of Real Property of Bell County, Texas; said 76.459 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found w/ M&S Cap, said rod being the Northwest corner of said 2000 Trust tract, the Southwest corner of Estancia West as recorded in Year 2017, Number 37A & B, said county plat records, being in the East line of a tract conveyed to the United States of America as recorded in Vol. 181, Pg. 1, said county deed records, in the West City Limits line of the City of Killeen and the Northwest corner of the herein described tract;

THENCE, S 73° 14' 33" E, 2062.75 feet with the North line of said 2000 Trust tract, the South line of said Estancia West and the North line of the herein described tract to a 3/8" iron rod found, said rod being in the North line of said 2000 Trust tract, in the South line of said Estancia West, the Southwest corner of a tract of land conveyed to Centex Humane Society, Inc., as recorded in Vol 3474, Page 775, said deed records, in the West line of the City of Killeen, and a corner in the North line of the herein described tract;

THENCE, S 73° 14' 25" E, 824.75 feet with the North line of said 2000 Trust tract, the South line of said Centex tract, and the North line of the herein described tract to a 3/8" iron rod found with M&S Cap, said rod being the Southeast corner of said Centex tract, the Southwest corner of Lot 1, Block 1, Second Chance Animal Shelter Addition, as recorded in Cabinet D, Slide 297-C, said plat records, in the West line of the City of Killeen, and being a corner in the North line of said 2000 Trust tract for a corner in the North line of the herein described tract;

THENCE, S 73° 13' 40" E, 125.76 feet with the North line of said 2000 Trust tract, the South line of said Lot 1, Block 1, and the North line of the herein described tract to a point, said point being a corner in the South line of said Lot 1, Block 1, the North line of said 2000 Trust tract, in the West line of the City of Killeen, and the Northeast corner of the herein described tract;

THENCE, S 17° 00' 37" W, 1157.94 feet across and upon said 2000 Trust tract, with the East line of the herein described tract to a point, said point being in the South line of said 2000 Trust tract, the North line of a tract of land conveyed to Schoolgirl, LLC., as recorded in Instrument # 2017-00001962, said Public Records, in the West line of the City of Killeen, and the Southeast corner of the herein described tract;

THENCE, N 73° 05' 01" W, 559.83 feet with the South line of said 2000 Trust tract, the North line of said Schoolgirl tract, and the South line of the herein described tract to a 3/8" iron rod found with MAK cap, said rod being in the South line of said 2000 Trust tract, the Northwest corner of said Schoolgirl tract, in the North line of a tract of land conveyed to the United States of America, as recorded in Instrument # 2010-00016076, said Public Records, in the West line of the City of Killeen, and a corner in the South line of the herein described tract;

THENCE, with the South line of said 2000 Trust tract, the North line of said United States tract(2010-00016076), in the West line of the City of Killeen, and the South line of the herein described tract the following calls:

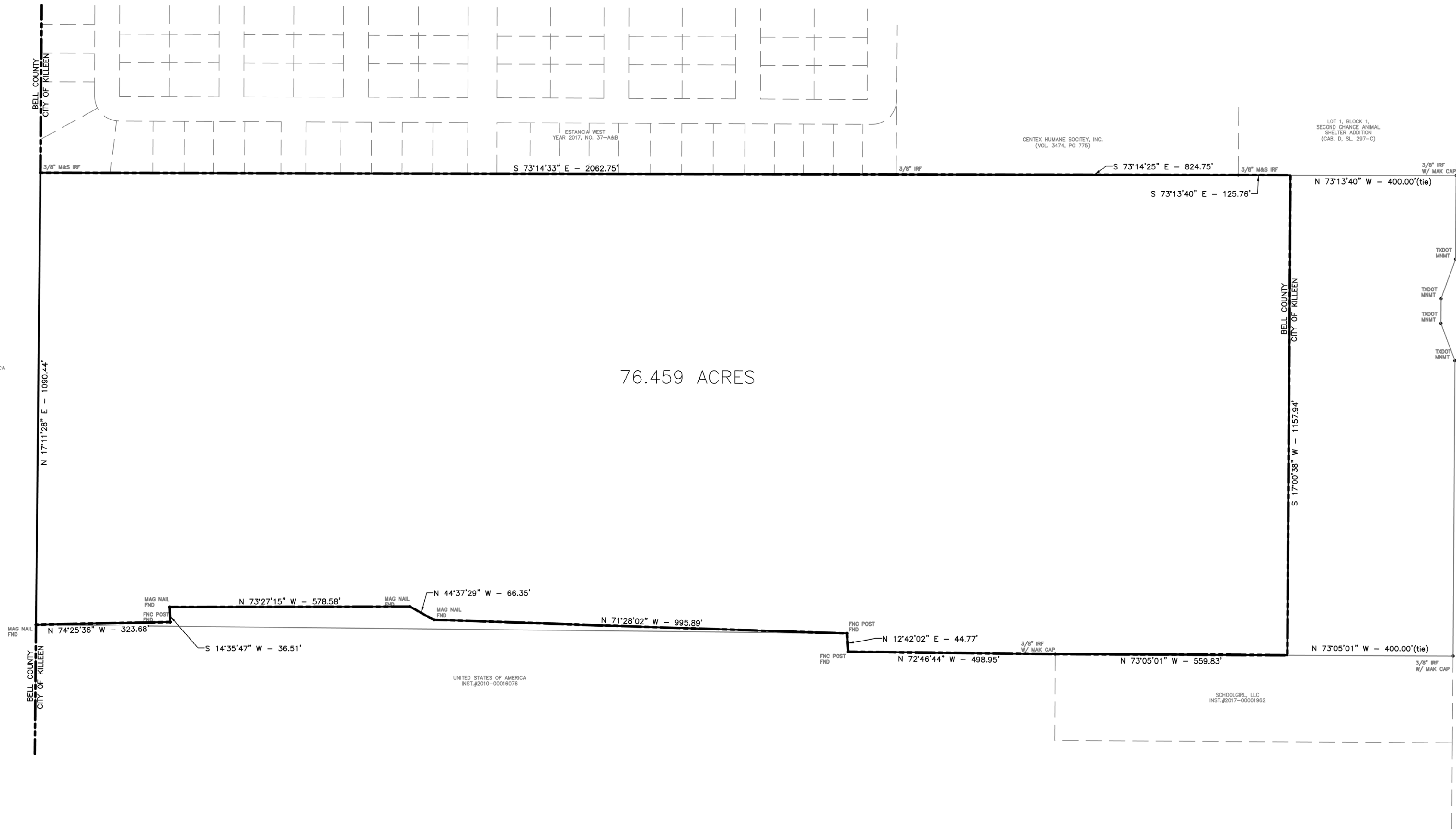
1. **N 72° 46' 44" W, 498.95 feet** to a Chain link Fence Post found;
2. **N 12° 42' 02" E, 44.77 feet** to a Chain link Fence Post found;
3. **N 71° 28' 02" W, 995.89 feet** to a Mag Nail found;
4. **N 44° 37' 29" W, 66.35 feet** to a Mag Nail found;
5. **N 73° 27' 15" W, 578.58 feet** to a Mag Nail found;
6. **S 14° 35' 47" W, 36.51 feet** to a Chain link Fence Post found;
7. **N 74° 25' 36" W, 323.68 feet** to a Mag Nail found, said nail being the Southwest corner of said 2000 Trust tract, the Northwest corner of said United States tract(2010-00016076), in the East line of said United States tract (Vol. 181, Pg 1), in the West line of the City of Killeen, and the Southwest corner of the herein described tract;

THENCE, N 17° 11' 28" E, 1090.44 feet with the West line of said 2000 Trust tract, the East line of said United States tract(Vol 181, Pg 1), and the West line of the herein described tract to the **POINT OF BEGINNING**, containing 76.459 acres of land, more or less.

The Bearings for the above description are based on the Texas Coordinate System, Central Zone, NAD 83 (CORS 96) per Leica SmartNet GPS observations.

KILLEEN ENGINEERING & SURVEYING, LTD.
2901 E. STAN SCHLUETER LOOP
KILLEEN, TEXAS 76542
(254) 526-3981/ FAX (254) 526-4351
TBPE Registration No. F-4200, TBPLS Registration No. 100144-00

UNITED STATES OF AMERICA
VOL. 181, PG 1



CLEAR CREEK ROAD
STATE HIGHWAY 201
(ROW VARIES -
73' BOC - BOC)

EXHIBIT B

ANNEXATION EXHIBIT
76.459 ACRES OF THE JAMES COOK SURVEY,
ABSTRACT NO. 161
KILLEEN, BELL COUNTY, TEXAS

Project No.:	2018-036
Acres:	76.459
Scale:	1" = 150'
Date:	3/12/2019
Design By:	MEL/BCC
Sheet No.:	1 OF 1

△	DATE	SHEETS

**KILLEEN ENGINEERING
& SURVEYING, LTD**
2901 E. Stan Schlueter Loop
Killeen, Texas 76542
OFFICE: (254) 526-3981 FAX: (254) 526-4351
TBPE REGISTRATION NO. F-4200
TBPLS REGISTRATION NO. 100144-00

Project No.: 2018-036
Acres: 76.459
Scale: 1" = 150'
Date: 3/12/2019
Design By: MEL/BCC
Sheet No.: 1 OF 1



VOLUNTARY ANNEXATION PETITION_VA #19-01

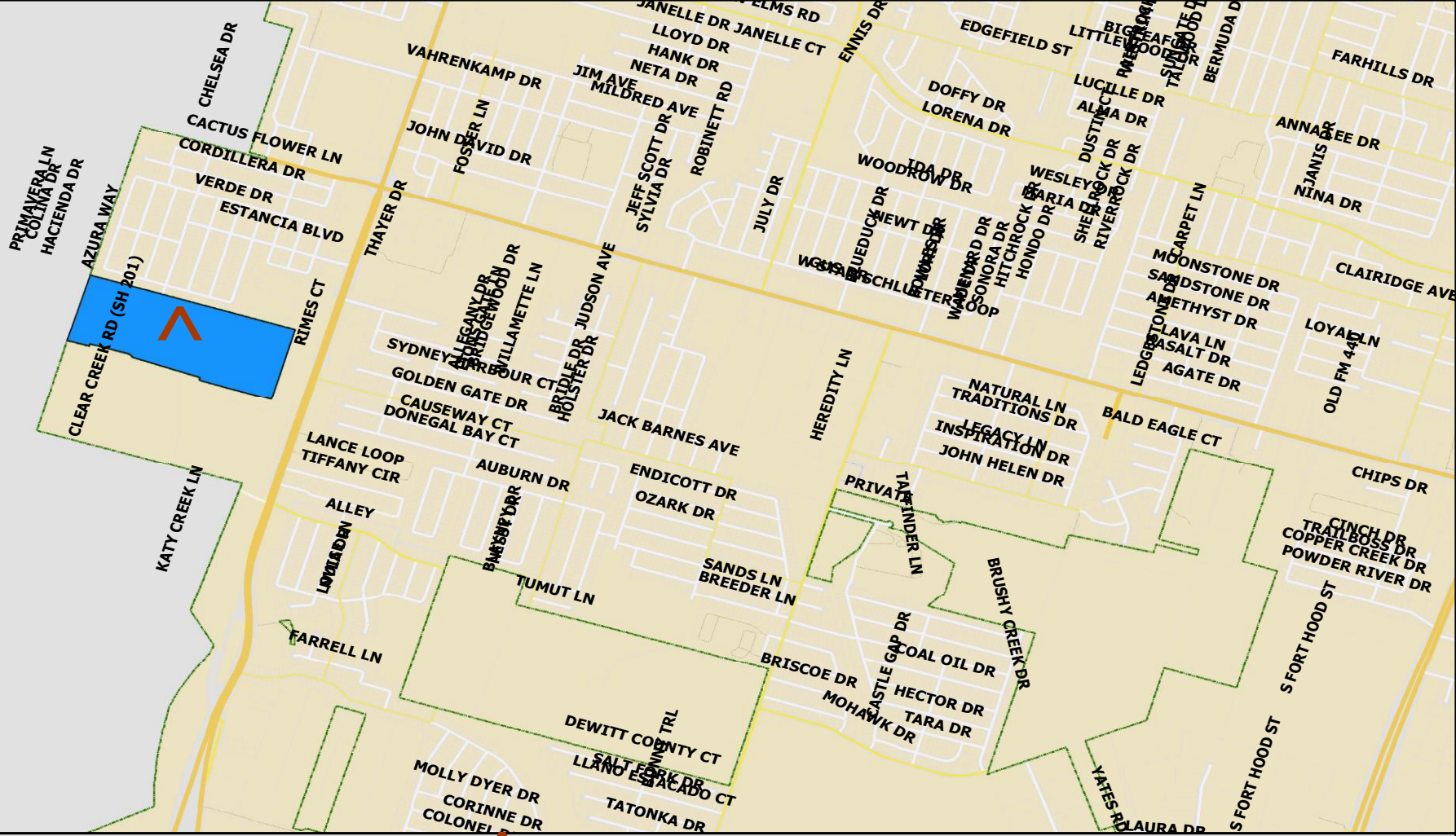
OR-19-011

June 4, 2019



Voluntary Annexation Petition

2

- ❑ Staff received a voluntary annexation petition from Gary Purser Jr., for 76.459 acres of land located west of 5601 Clear Creek Road, Killeen, Texas.
- ❑ The property is located due south of the Estancia West Subdivision and east and north of Fort Hood owned land.



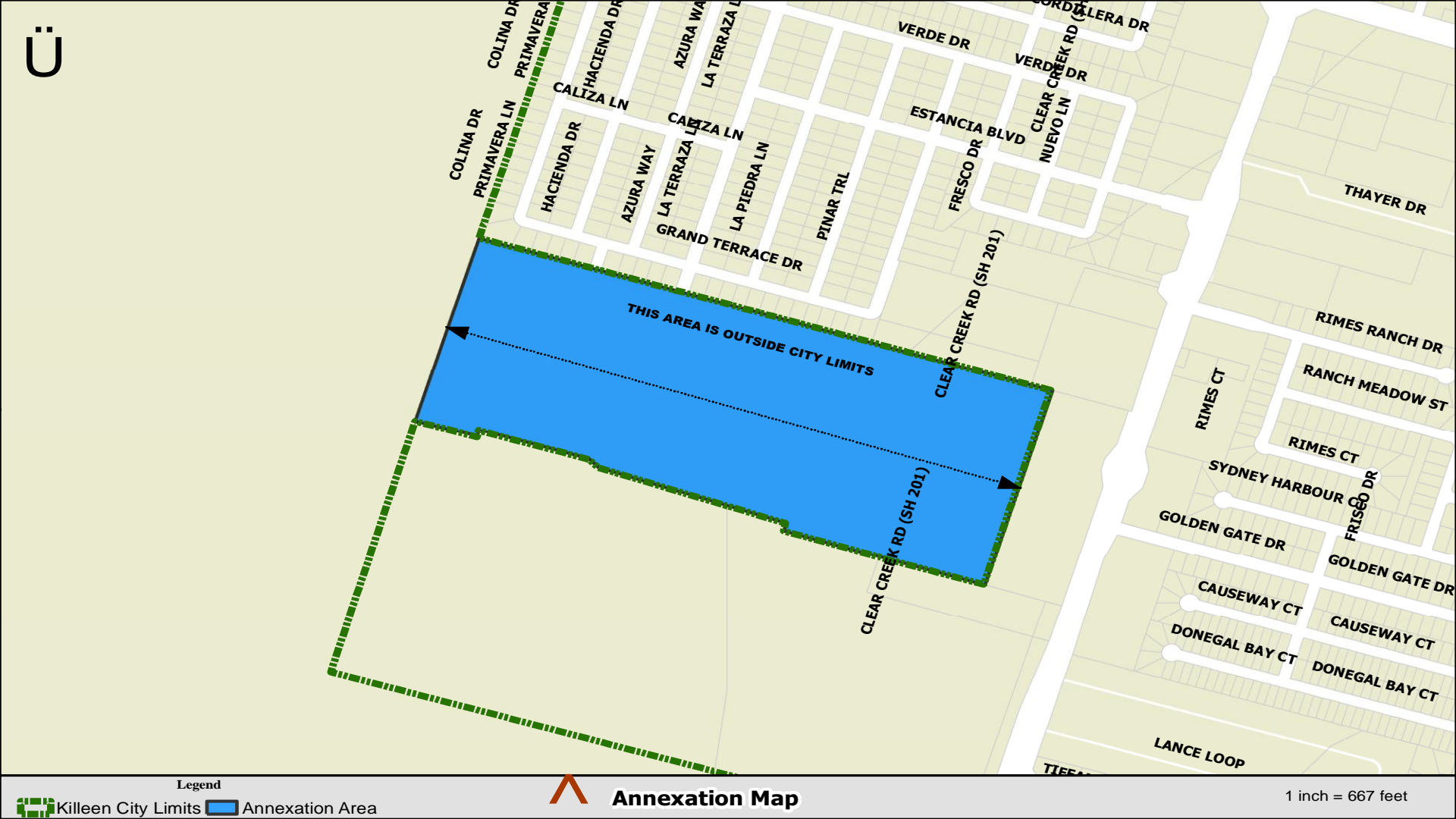
Legend

 Annexation Area  City Limits





Annexation Location Map

1 inch = 2,000 feet



THIS AREA IS OUTSIDE CITY LIMITS

 Killeen City Limits  Annexation Area



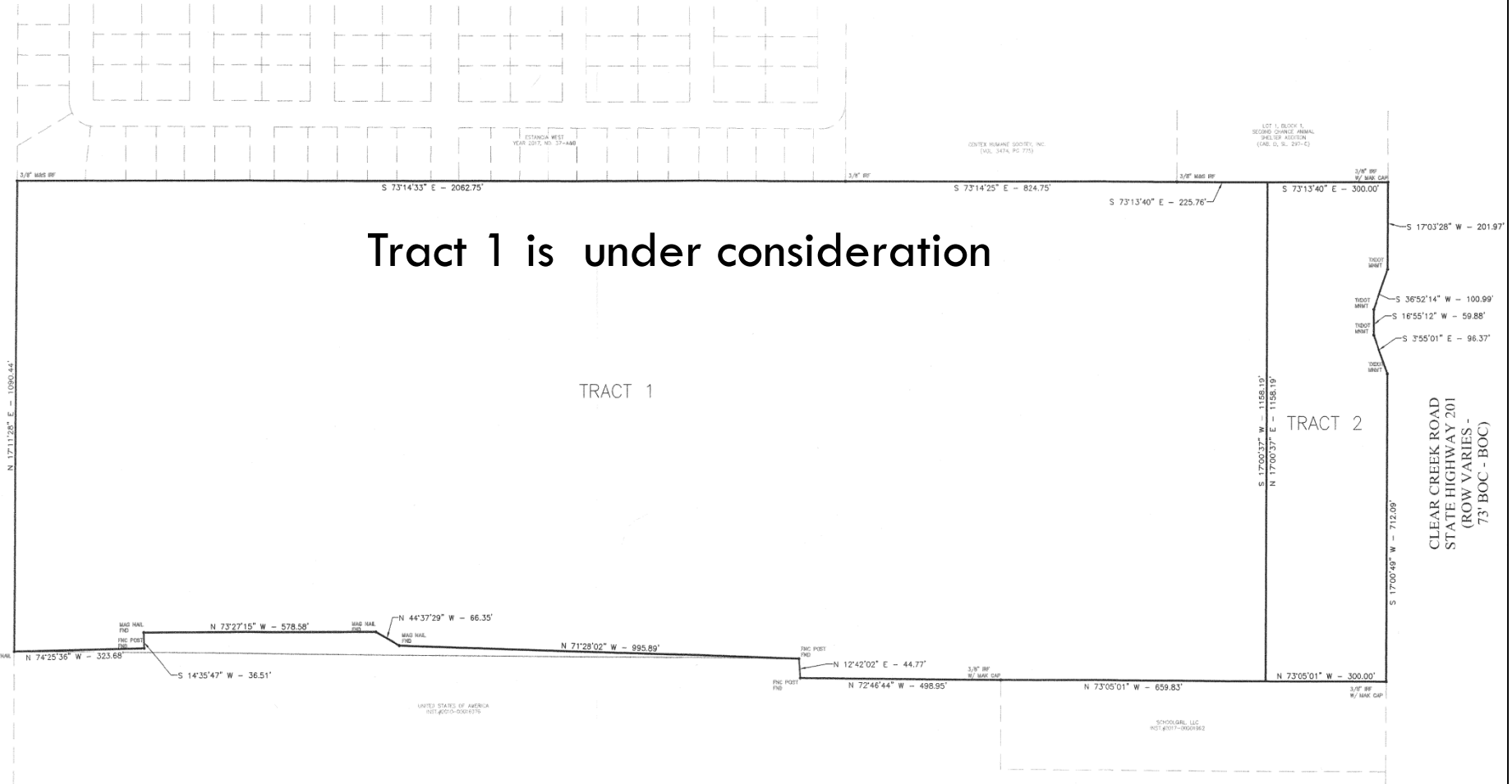
1 inch = 667 feet

Tract 1 is under consideration

TRACT 1

TRACT 2

CLEAR CREEK ROAD
STATE HIGHWAY 201
(ROW VARIES -
73' BOC - BOC)



Voluntary Annexation Petition

6

- ❑ The property is vacant and contiguous to current City limits to the north and east.
- ❑ At the April 9th City Council meeting, the Council voted to proceed with public hearings for the voluntary annexation of this property.

Voluntary Annexation Petition

7

- ❑ Public hearings were conducted on May 7th and May 21st. Staff provided a copy of the annexation service plan to the City Council prior to the May 21st public hearing.
- ❑ On June 11th, the Council may approve or disapprove the annexation ordinance and the service plan. [LGC 43.064]

Voluntary Annexation Petition

8

- ❑ In accordance with Local Government Code 43.065, the City shall “prepare a service plan that provides for the extension of full municipal services to the area to be annexed. The municipality shall provide the services by any of the methods by which it extends the services to any other area of the municipality.”
- ❑ The annexation service plan includes fiscal and other impact analysis, based on certain assumptions.

Services Summary

- **Police Department** - Anticipates this project would add approximately 800 residential calls for service; an increase of .5 percent of the total calls for service. Additional service calls could add approximately six (6) seconds to the average response time for priority one and priority two calls.
- **Fire Department** - An additional 103 EMS responses and 59 fire responses are expected to this area; estimated response time to the annexed property would be 5 minutes for a primary response unit and 10 minutes from another station.

Services Summary

- ❑ **Parks and Recreation**-Annexation would increase the City's deficit of Community Park's acreage per capita. Additional impact may also be felt in other programs and services.
- ❑ **Library**- This potential annexation would increase Killeen's population by approximately 700 people, impacting the library's facilities and accreditation.
- ❑ **Planning and Development** - The City of Killeen's Planning and Development Services Department would provide land use planning, inspection services, and code enforcement services.

Services Summary

- ❑ **Water and Wastewater** - The City is able to provide water and sewer services as soon as the developer connects to city infrastructure. The existing 16" water transmission main and two 8" sewer mains can adequately serve the entire property.
- ❑ **Solid Waste**- The City is able to provide solid waste services to the property upon annexation.
- ❑ **Streets**- State Highway 201 (Clear Creek Road) is designed as an arterial and can accommodate this additional traffic. The Street Operations Division of the Public Works Department would maintain public streets. The numbers of vehicle trips projected from this area are 2,570 for full residential buildout, and 1,040 trips (total in and out trips) for an elementary school at full enrollment.
- ❑ **Drainage Utility** - Services provided by the City of Killeen's Public Works Department would begin upon annexation for developed parcels and after platting for undeveloped parcels.

Fiscal Impact Assumptions Summary

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- ❑ Equal buildout of 257 homes over four years (64.25 lots/year)
- ❑ One elementary school in 2022
- ❑ \$164,232- Average 2018 home permit value used
- ❑ 3% Annual Property values increase
- ❑ 14% Allowance for Disabled Veteran Exemption
- ❑ No change in rates
- ❑ Current cost of providing a service used to estimate the cost of providing the service to the subject area
- ❑ Expenses adjusted annually for inflation

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
Revenues							
General Fund	\$ 99,630	\$ 203,384	\$ 312,765	\$ 425,335	\$ 434,354	\$ 443,646	\$ 1,919,114
General Fund - One time	24,736	24,736	50,736	24,736	-	-	124,945
Water & Sewer	52,598	105,195	162,293	214,890	214,890	214,890	964,757
Solid Waste	15,251	30,501	53,204	68,454	68,454	68,454	304,317
Drainage	4,626	9,252	16,555	21,181	21,181	21,181	93,976
Street Maintenance	1,311	2,621	4,550	5,861	5,861	5,861	26,065
Total Revenues	\$ 198,152	\$ 375,690	\$ 600,103	\$ 760,457	\$ 744,740	\$ 754,033	\$ 3,433,175
Expenses							
General Fund	\$ 95,063	\$ 195,775	\$ 295,406	\$ 398,266	\$ 406,617	\$ 416,768	\$ 1,807,896
Water & Sewer	19,841	40,188	60,935	82,002	83,015	84,141	370,122
Solid Waste	4,424	5,864	16,214	17,828	18,023	18,260	80,613
Drainage	3,020	6,154	9,356	12,590	12,819	13,098	57,038
Street Maintenance	1,311	2,621	4,550	5,861	5,861	5,861	26,065
Total Expenses	\$ 123,659	\$ 250,602	\$ 386,461	\$ 516,547	\$ 526,336	\$ 538,128	\$ 2,341,733
Difference							
General Fund	\$ 29,304	\$ 32,346	\$ 68,095	\$ 51,805	\$ 27,737	\$ 26,878	\$ 236,163
Water & Sewer	32,757	65,007	101,358	132,889	131,875	130,750	594,636
Solid Waste	10,826	24,637	36,990	50,626	50,431	50,194	223,704
Drainage	1,606	3,098	7,199	8,591	8,362	8,083	36,938
Street Maintenance	-	-	-	-	-	-	-
Total Difference	\$ 74,493	\$ 125,088	\$ 213,642	\$ 243,911	\$ 218,404	\$ 215,904	\$ 1,091,442



City of Killeen

Legislation Details

File #:	OR-19-012	Version:	1	Name:	Annexation-Chaparral
Type:	Ordinance	Status:		Status:	Ordinances
File created:	5/21/2019	In control:		In control:	City Council Workshop
On agenda:	6/4/2019	Final action:		Final action:	
Title:	Consider an ordinance annexing approximately 83.01 acres of land, being adjacent to 7501 Chaparral Road, Killeen, Texas, pursuant to a petition for voluntary annexation, and approving the annexation service plan.				
Sponsors:	Planning & Development Dept				
Indexes:					
Code sections:					
Attachments:	Staff Report Service Plan Maps Exhibits Ordinance Presentation				

Date	Ver.	Action By	Action	Result
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STAFF REPORT

DATE: June 4, 2019

TO: Ronald L. Olson, City Manager

FROM: Ray Shanaa, Executive Director of Planning & Dev. Services

SUBJECT: Consider an ordinance annexing approximately 83.01 acres of land, being adjacent to 7501 Chaparral Road, Killeen, Texas, and approving the annexation service plan.

BACKGROUND AND FINDINGS:

On March 14, 2019, the Planning and Development Services Department received a voluntary petition for annexation from WBW Land Investments Limited Partnership. The subject area is comprised of two tracts of land with one tract measuring 10.26 acres, being located west of 7501 Chaparral Road and the second tract measuring 72.75 acres, being located east of 7501 Chaparral Road, Killeen, Texas. The property is vacant, contiguous to current municipal city limits and is therefore exempt from a three year annexation plan. The owner is making the request to have the property annexed into the corporate limits of Killeen.

On April 9th, the City Council decided to conduct public hearings and institute annexation proceedings, which included directing the City Manager to prepare a service plan providing for the extension of full municipal services to the area, by any method used to give services in any other area of city. The City Council conducted two (2) public hearings on May 7th and May 21st.

Staff provided the service plan to the City Council prior to the May 21st public hearing. Per Local Government Code (LGC) 43.064, the City Council may approve or disapprove the annexation ordinance and service plan at its June 11 meeting at the earliest.

THE ALTERNATIVES CONSIDERED:

The City Council may approve or disapprove the annexation ordinance and service plan.

Which alternative is recommended? Why?

Staff has no recommendation on the annexation petition.

CONFORMITY TO CITY POLICY:

The request for voluntary annexation conforms with state law.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

There are no expenditures in the current fiscal year. The service plan details the fiscal impacts of the annexation from FY 2020 through FY 2025.

Is this a one-time or recurring expenditure?

Expenditures related to the extension of municipal services would be a recurring cost.

Is this expenditure budgeted?

It is not budgeted within the current fiscal year.

If not, where will the money come from?

Future expenditures will be incurred from the General Fund, Water & Sewer, Solid Waste, Drainage and Street Maintenance funding sources.

Is there a sufficient amount in the budgeted line-item for this expenditure?

Fiscal projections (based on staff's assumptions) indicate that there will be sufficient amounts available to be budgeted in the afore-mentioned funding sources.

RECOMMENDATION:

Staff recommends that the City Council approve or disapprove the annexation ordinance and service plan.

DEPARTMENTAL CLEARANCES:

City Attorney

ATTACHED SUPPORTING DOCUMENTS:

Service Plan
Maps
Exhibits
Ordinance

Annexation Service Plan VA#19-02

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1. EXECUTIVE SUMMARY

General Information:

The City of Killeen has been petitioned for voluntary annexation of this subject property consisting of two tracts of land, one measuring 10.26 acres located west of 7501 Chaparral Road, the second tract measuring 72.75 acres located east of 7501 Chaparral Road, Killeen, Texas. Both properties are vacant and contiguous to current municipal city limits on the southeast corner of the city. The Heritage Oaks subdivision is to the north and sparsely developed county property to the east and west. In accordance with Local Government Code 43.065, this annexation service plan describes how municipal services may be provided to the subject area. A fiscal impact analysis is included.

After public hearings on May 7, 2019 and May 21, 2019, the Killeen City Council may approve or disapprove this voluntary annexation petition at its June 11, 2019 meeting or some later date.

Services Impacts:

Police Service:

- Anticipates this project would add approximately 900 residential calls for service; an increase of .6 percent of the total calls for service.

Fire & EMS Services:

- An additional 117 EMS responses and 67 fire responses are expected to this area.
- The property falls within the response area of Fire Station 8. Estimated response time to the annexed property would be 3 minutes for an in-house unit and 13 minutes for a secondary unit (from another station).

Public Works Services:

- An existing 16" water transmission main can adequately serve the entire property. Sewer mains across Chaparral Road in Heritage Oaks are not adequately sized so future developer(s) must accommodate the full cost of extending the infrastructure within their development.
- Chaparral Road is currently designed to county standards; however, the County, impacted cities, KISD and other entities are exploring a potential Memorandum of Agreement (MOU) for proposed widening to arterial capacity. Infrastructure proposed in new subdivisions are subject to applicable standards, regulations and inspection and approval requirements.
- This development may add to the need for a new solid waste route in the future. A portion of the cost associated with this potential new solid waste route is included in the fiscal impact analysis.

Parks & Recreations Services:

- The City's deficit of parks acreage per capita would increase if annexation and associated potential new development occurs. Additional impacts may also be felt in leisure and recreational, programs, services and facilities.

Operation & Maintenance of Other Publicly Owned Facility. Building or Service:

- This potential annexation would increase Killeen's population by approximately 800 people, impacting the library's facilities and potentially affecting accreditation.

- Future residents of the annexed area will own pets. Animal Services anticipates an increase in demands for service as a result of the new development associated with the annexation.

Fiscal Impact Analysis:

A fiscal impact analysis concludes that estimated revenue would exceed estimated expenses if the property is annexed and developed as single family residential as projected. Highlight assumptions and factors used for the fiscal analysis include:

- 290 homes @ equal buildout rate over four years (72.5 homes per year)
- Average permit value of \$164,232
- 3% annual property value increase
- 14% allowance for DV Exemption
- No rate changes
- Current cost of providing a service used to estimate the cost of providing the service to subject area

	Fiscal Year					
	2020	2021	2022	2023	2024	2025
Revenues						
General Fund	\$ 112,420	\$ 229,493	\$ 351,431	\$ 478,452	\$ 488,629	\$ 499,115
General Fund - One time revenue	27,913	27,913	27,913	27,913	-	-
Water & Sewer	59,351	118,703	178,054	237,406	237,406	237,406
Solid Waste	17,209	34,417	51,626	68,834	68,834	68,834
Drainage	5,220	10,440	15,660	20,880	20,880	20,880
Street Maintenance	1,479	2,958	4,437	5,916	5,916	5,916
Total Revenues	<u>\$ 223,592</u>	<u>\$ 423,924</u>	<u>\$ 629,120</u>	<u>\$ 839,400</u>	<u>\$ 821,665</u>	<u>\$ 832,151</u>
Cumulative Revenues	<u>\$ 223,592</u>	<u>\$ 647,515</u>	<u>\$ 1,276,635</u>	<u>\$ 2,116,035</u>	<u>\$ 2,937,700</u>	<u>\$ 3,769,851</u>
Expenses						
General Fund	\$ 102,439	\$ 209,446	\$ 319,153	\$ 430,133	\$ 439,280	\$ 450,399
Water & Sewer	22,388	45,348	68,760	92,531	93,675	94,945
Solid Waste	4,993	6,617	19,932	21,787	22,042	22,352
Drainage	3,408	6,944	10,557	14,207	14,466	14,780
Street Maintenance	1,479	2,958	4,437	5,916	5,916	5,916
Total Expenses	<u>\$ 134,707</u>	<u>\$ 271,314</u>	<u>\$ 422,839</u>	<u>\$ 564,574</u>	<u>\$ 575,378</u>	<u>\$ 588,391</u>
Cumulative Expenses	<u>\$ 134,707</u>	<u>\$ 406,020</u>	<u>\$ 828,860</u>	<u>\$ 1,393,433</u>	<u>\$ 1,968,812</u>	<u>\$ 2,557,203</u>
Difference						
General Fund	\$ 37,893	\$ 47,960	\$ 60,190	\$ 76,232	\$ 49,349	\$ 48,716
Water & Sewer	36,963	73,355	109,295	144,874	143,731	142,461
Solid Waste	12,216	27,800	31,693	47,047	46,792	46,482
Drainage	1,812	3,496	5,103	6,673	6,414	6,100
Street Maintenance	-	-	-	-	-	-
Total Difference	<u>\$ 88,885</u>	<u>\$ 152,610</u>	<u>\$ 206,281</u>	<u>\$ 274,827</u>	<u>\$ 246,287</u>	<u>\$ 243,759</u>
Cumulative Difference	<u>\$ 88,885</u>	<u>\$ 241,495</u>	<u>\$ 447,775</u>	<u>\$ 722,602</u>	<u>\$ 968,888</u>	<u>\$ 1,212,648</u>
▪ Expenses adjusted annually for inflation						

2. FISCAL IMPACT ANALYSIS METHODOLOGY

The fiscal impact model uses the current cost of providing a service to estimate the cost of providing the service to the subject area. The following is included in the fiscal impact analysis:

1. Expenditures:

- a. Cost of municipal services to be provided.
- b. Annual operation and maintenance costs.
- c. Capital improvement costs.

2. Revenues:

- a. Property taxes for the proposed development (based on current tax rate).
- b. User fees for business-type services.
- c. Other revenues (e.g. other local taxes, permit fees, etc.).

Common Assumption Across All Funds

The fiscal impact model is based certain underlying assumptions including:

- Total buildout: 290 residential lots, with the phased buildout of the proposed annexation happening equally over a four-year period (i.e. 72.5 lots per year).
- Revenues calculated based on current rates. There are no rate increases assumed throughout the analyzed period.
- Expenses are adjusted annually by the estimated rate of inflation. The inflation rates used for each fiscal period include: FY21 – 2.2%, FY22 – 2.3%, FY23 – 2.0%, FY24 – 2.1%, FY25 – 2.5% (FY21-FY22 inflation from the International Monetary Fund U.S. Inflation Forecast; FY23-FY25 inflation estimated using regression analysis).

Fund Specific Assumptions

1. General Fund

Revenues:

Property tax – calculated using the 2018 average home permit value of \$164,232. Estimated property tax revenue is adjusted for the disabled veteran exemption. The disabled veteran exemption is 14% of residential assessed property valuation. Property tax valuations are estimated to increase by 3.03 percent each year. This represents the five-year average increase in the City's property valuation.

Sales tax – calculated using an estimated household annual income of \$49,886. The household annual income was determined using the 28% Rule that states a household should spend a maximum of 28% of gross monthly income for mortgage related costs (Mortgage cost calculated based on a \$164,232 home). A consumer expenditures study conducted by the Bureau of Labor Statistics reported that the average household expends 81.5% of their gross income. Of that amount, 28.4% is taxable.

Franchise taxes (outside entities) – residential units make up a total of 68% of total properties in the City. This percentage was applied to the FY19 franchise tax budget to determine the amount of revenue per residential property.

Franchise taxes (City enterprises) – the City charges a 9% franchise fee to enterprise funds for use of right-of-ways and easements.

Emergency medical services – revenue calculated by using the projected increase in population to estimate the number of calls for service.

Recreation – revenue calculated based on the projected increase in population. Revenue per capita was determined by using the FY19 Recreation (Community Services) revenue budget.

Permits – one-time revenue was calculated based on the estimated number of residential units in the proposed annexation.

Expenses:

Police Department – the projected population was used to estimate the increase in the number of calls for service. The FY19 Police Department expense budget, less fuel and vehicle maintenance costs, was allocated based on the percent increase in estimated calls. Fuel and vehicle maintenance costs were calculated using the additional area of the proposed annexation to be patrolled.

Fire Department – the projected population was used to estimate the increase in the number of calls for service. The cost of responding to each type of service call was determined. FTEs per capita were used to calculate certain costs not related to calls for service.

Recreation – the acres of community parks per 1,000 residents is currently 1.7460. The cost to maintain the current level of service was determined by the projected increase in population.

Library – the library must maintain a collection of 1 library item per capita. The projected population was used to determine the number of materials that would need to be purchased.

2. Street Maintenance Fund

Revenues:

Calculated using the projected number of residential units in the proposed annexation.

Expenses:

Calculated using the average cost to maintain streets, sidewalks, signage, and pavement marking.

3. Water and Sewer Fund

Revenues:

Water – calculated using the average residential rate of \$38.06, which assumes 10,000 gallons is used monthly.

Sewer – calculated using the average residential rate of \$30.16, which assumes 6,000 gallons is treated monthly.

Expenses:

Water and Sewer – calculated using operational costs per active accounts. The projected number of residential units associated with the proposed annexation were used to estimate costs. The rates the City pays for water and sewer treatment were increased by 1 cent per year.

4. Solid Waste Fund

Revenues:

Calculated using the projected number of residential lots.

Expenses:

Calculated using the current number of routes in FY20 and FY21. The proposed annexation area would make up an estimated 16% of a current route. In FY22, an additional route may be needed, and the proposed annexation area will make up 16% of the new route.

5. Drainage Fund

Revenues:

Calculated using the projected number of residential units in the proposed annexation.

Expenses:

Calculated using the projected residential units, and the full-time equivalents required to service the residential units.

3. GENERAL FUND SERVICES

Police Protection

The Killeen Police Department (KPD) would provide protection and law enforcement services commencing on an effective date of annexation. These services are provided on a citywide basis. Service levels would be the same as that for comparable areas of the City. These Services include:

- normal patrols and responses;
- handling of complaints and incident reports;
- special units, such as traffic enforcement, criminal investigations, narcotics and gang suppression, and special weapons tactics team.

The proposed annexation of approximately 83 acres of land in the 7500 block of Chaparral Road would comprise of approximately 290 lots and a school site. Estimating a population of about 832 upon full development, the department anticipates that there would be very minimal impact in the first few years, depending on how long the building process would take. Initially there would be very few patrol calls for service, criminal investigations, etc. During the building process, there would be a minor increase in patrols, a slight increased use of fuel, and possibly calls for property crime investigations.

The Department anticipates approximately 900 additional residential calls for service per year; an increase of .6 percent of the total calls for service and investigations. Based on an adjusted department budget (the budget less the separated fuel and vehicle maintenance, addressed below). These additional calls for service would add approximately six seconds to the average response time for all priority one and priority two calls for service.

Fire Protection

The Killeen Fire Department (KFD) will provide fire protection and prevention services in the annexation area, commencing on the effective date of the annexation. These services include:

- fire suppression and rescue;
- emergency medical services;
- hazardous materials mitigation and regulation;
- emergency prevention and public education services;
- construction plan review;
- inspections;
- emergency management planning.

These services are provided on a citywide basis and the Killeen Fire Department would provide fire protection and prevention services to the annexation area with the same level of service being provided to other comparable areas of the City.

The National Fire Protection Association (NFPA) creates and maintains private, copyrighted standards and codes for usage and adoption by local governments. Standards pertinent to the referenced annexations are as follows:

5.2.4.1: Initial Arriving Company:

“The fire department’s fire suppression resources shall be deployed to provide for arrival of an engine company within a 240-second travel time to 90 percent of the incidents as established in Chapter 4.”

5.2.4.2: Initial Full Alarm Assignment Capability:

“The fire department shall have the capability to deploy an initial full alarm assignment within a 480-second travel time to 90 percent of the incidents as established in Chapter 4.” For the year of 2018 the Killeen Fire Department responded to 18,686 EMS calls and 10,351 Fire calls. This equals a total of 29,037 Emergency calls within the response area of Killeen, with an average response time of 8 minutes and 40 seconds.

The annexation area will fall within the response area of Station 8 which is located at 7252 East Trimmier Rd and houses one EMS unit, one fire pumper, and Battalion 2 Command. With a response from an in-house unit, the estimated response time to the entry of the annexed property would be 3 minutes. Should the in-house unit be on another call, a secondary unit will be dispatched from another fire station with an average estimated arrival time of 13 minutes and 40 seconds. Based upon historical data, we expect there to be an additional 117 EMS responses and 67 fire responses to this area. In addition to fire/rescue/EMS/Haz-Mat resources needed to service the annexation area, other specialties such as Public Education, Plans Review, Inspections and Emergency Management will be impacted.

With each additional annexation, capabilities are stretched. Ideally, at least one additional fire station with one EMS unit and one fire pumper would be recommended. However, understanding the current situation city wide, the Killeen Fire Department would be able to provide service to these annexed areas with existing resources.

Parks and Recreation Services & Facilities

The City of Killeen Parks and Recreation Department does not have any parks or trails in the

identified area of annexation. However, this area is closely linked to The City of Harker Heights' Purser Park which is linked to the City of Killeen Heritage Oaks trail. Although there isn't a direct impact on parks currently, continued growth will impact our ability to maintain parks and trails. Currently there isn't an identified crew hired to maintain the Heritage Oaks trail.

There are five (5) four person crews responsible for maintaining 254.8 acres of community parks, which makes the current level of service for community parks 1.8 acres per 1,000 residents. When compared to the recommended standard of 5.9 acres for every 1,000 residents, the City has a deficit of 450 acres. An annexation would increase the City's deficit of Community Park's acreage per capita. Additional impact may also be felt in athletic, aquatics center and senior center services, though there is no way to measure if residents would frequent Killeen or Harker Heights recreation activities.

Maintenance of Publicly Owned Facilities or Buildings

The City of Killeen is not aware of the existence of any publicly owned facilities or buildings now located in the area proposed for annexation. In the event any such publicly owned facilities or buildings do exist, the City of Killeen will maintain such areas to the same extent and degree that it maintains other publicly owned facilities or buildings located in the City. Any such facilities developed in the future for public dedication to and maintenance by the City would be constructed to City standards and maintained by the developer/builder for the required warranty period. Subsequent to the warranty period, the City of Killeen would maintain such facilities to the same extent and degree that it maintains other publicly owned facilities or buildings in other areas of the City.

Land Use & Inspection Services

The City of Killeen Code of Ordinances mandates that all property annexed into the City be initially zoned Agricultural District ("A"). A building or premises in such a district may be used for stables, buildings in support of agriculture uses and single family residential structures and accessory uses on three acre tracts. The property owner reserves the right to petition for a change in zoning. Rezoning process would be conducted in strict compliance with notification and due process requirements of the Local Government Code and City of Killeen Code of Ordinances.

The City of Killeen's Planning and Development Services Department would provide land use planning and inspection services (building, electrical, plumbing, code enforcement, etc.), at the same level available to other areas of the City with similar population density, land use and topography.

Other Services

The City of Killeen would provide other City Services to the annexation area, such as animal services, library, municipal court and general administration services at the same level of service now being provided to other areas of the City with similar population density, land use and topography.

Library Services – The City of Killeen is not aware of any additional public libraries planned in the annexation area. This annexation will increase Killeen's population by approximately 800 people, impacting the library's state accreditation. The addition of 800 literary items will need to occur to accommodate the increase in population. The library must maintain a minimum of 1 item per capita for our citizens. The library's ability to provide materials and services will become increasingly hampered by the two small existing facilities. It should also be noted that the library does not have a presence in this portion of the City, making it difficult to serve those citizens at an appropriate level.

City Limit signs to encompass the new boundaries of the City as a result of the annexation would be installed within ninety (90) days of the effective date of the annexation if approved. The City's authority to abate nuisances (fireworks, etc.) within five thousand (5,000) feet of its boundary is extended to provide protection to an annexed area.

4. RATE BASED SERVICES

Street Maintenance

The Street Operations Division of the Public Works Department will maintain public streets over which the City has jurisdiction. These services include:

- emergency pavement repair;
- ice and snow monitoring of major thoroughfares;
- repair maintenance of public streets on an as-needed basis;
- traffic control signals;
- right-of-way maintenance.

Public roads and streets in the annexation area would be included in the City's preventive maintenance program. Preventive maintenance projects are prioritized on a citywide basis and scheduled based on a variety of factors, including surface condition, age, traffic volume, functional classification, and available funding. The Streets Operations Division will also provide regulatory traffic signage. Engineering studies to determine if traffic control devices are warranted will be conducted as needed, in conjunction with growth and increased traffic volumes. Anticipated future development within the annexation area will generate the requirement to construct streets in compliance with the City of Killeen development standards and requirements published in the Killeen Code of Ordinances and Public Works Department practices, as may be amended. Street lighting will be installed by property developers as development in the area warrants. Upon development of the annexation area, street maintenance fees will be charged in accordance with City of Killeen Code of Ordinances Chapter 25. The numbers of vehicle trips projected are 2,900 for full residential buildout.

Water and Wastewater

An existing 16" water transmission main that can adequately serve the entire property is located in the south right-of-way of Chaparral Road along the frontage of the property. The annexed area is located in the Lower Pressure Plane which has an overflow elevation of 1,125'. The 2012 Water & Sewer Master Plan includes Project 29W during the 2025 – 2027 time period, which includes a 12" water line along the east property line.

The sewer mains across Chaparral Road in the Heritage Oaks subdivision are not adequately sized to handle the sewer flow from this property. Approximately 2,500' of larger sewer main will need to be installed to carry the sewer flow from this property to the 30" sewer interceptor that parallels the north side of Trimmier Creek. The 2012 W&S Master Plan includes Project 30S during the 2028 – 2030 time period which includes a sewer main that this property may be able to tie into.

The City would provide comparable water and sewer services as in other comparable areas of the City. Water and wastewater utility availability addresses the accessibility to a sufficient supply of water and the capacity of the wastewater system to accept and treat wastewater. The extension of utilities to any area of the City is based on the Water and Wastewater Master Plan and the utility extension policy contained in Chapter 26, Article IV, Division 3, Section 26-111, of the Killeen Code of Ordinances as

amended. Developers of property in the annexation area would be required to extend necessary utilities to support their development in accordance with the Killeen Code of Ordinances and Public Works Department practices, as may be amended.

The following is a summary of the City of Killeen Water and Wastewater Utility Service Extension Policy.

1. The intent and purpose of the water and wastewater extension policy is to provide equitable charges for water and sewer connections as a proportionate distribution of the cost of the water and sewer main extensions to serve property within the city.
2. If the existing city utility facilities are not within or adjacent to the development, the developer shall construct the necessary extension of water and sewer mains, force mains, and lift stations, including all valves, manholes, and piping necessary to serve any future development of abutting property.
3. The developer's engineer shall prepare a proposed plan of service for the subdivision and property along the extension, which shall be reviewed by the plat review committee. These facilities shall be constructed in accordance with the Water and Wastewater Master Plan (as amended).
4. It is the general policy of the city that water and sewer mains should be large enough to serve all the lots platted and, should the city determine oversizing is necessary, the city may participate in those lines greater than 8" for water and greater than 10" for sewer.
5. All utilities shall be required to extend across the full width of the last lot platted on each street proposed within the development, in such an alignment that it can be extended to the next property in accordance with the master sewer and water plans for the city, provided such plan(s) exist.
6. Properties already served by water and sewer shall not be required to install additional facilities unless, the current lines are not of adequate capacity to serve the proposed development; in which case the applicant will be required to install adequate facilities.
7. Every lot of a plat shall have direct access to the water and sewer system. Utility service shall be from a water/sewer main located in an abutting right-of-way or through easements from the lot to a water/sewer main.
8. The City provides a "pro rata" program that in some instances allows a person to recover some costs of extending a line from the point of availability to the person's property, thereby reducing the economic impact on the person constructing the line.

Under limited circumstances, the City of Killeen Executive Director of Public Works may allow the continued use of or the establishment of an on-site sewage facility in locations where sanitary sewer service is not readily available. Such on-site sewage facilities must be permitted by the Bell County Health Department. Generally, sewer service shall be considered available when City owned infrastructure is located at a distance not to exceed 1,000 feet that can accept gravity flow.

Solid Waste

Solid Waste services provided by the City of Killeen's Solid Waste Services Department would begin immediately upon annexation. The solid waste collection and disposal services provided to the annexation area would be comparable to that provided to other areas of the City.

The annexation area would be provided collection service at same frequency as other areas of the City.

Services shall be provided in accordance with the City of Killeen Code of Ordinances, Chapter 24, for residential and commercial customers:

- garbage collection – in accordance with City of Killeen “pay-as-you-throw” guidelines and Chapter 24 of the Killeen Code of Ordinances;
- recycling – access to City of Killeen Recycling Center;
- yard waste and brush collection;
- special collection services;
- commercial service is provided on subscription basis from the City.

Drainage Utility

Drainage Utility services provided by the City of Killeen's Public Works Department would begin immediately upon annexation of developed parcels and platting of undeveloped parcels. Services would be comparable to those provided to other areas of the City. Service frequency would be comparable as well.

The undeveloped parcel contains three man-made freshwater ponds totaling approximately 4.2 acres in surface area. These ponds have been noted by USGS to hold water year-round. Additionally, a portion of a Zone A FEMA special flood hazard area is within the proposed annexation area. As a result, a creek buffer zone (CBZ) may be required upon development of this area. The Natural Resource Conservation Service also identified rock outcrops within the subject area. This indicates that the amount of storm water runoff is considered high prior to development. Development within the annexation area would require the filing of a plat. This development action will require compliance with all city codes, ordinances and manuals in place at the time of plat submission. This parcel is currently undeveloped.

Drainage Utility services shall be provided in accordance with the City of Killeen Code of Ordinances, Chapter 32, for drainage utility customers:

Drainage Maintenance – in accordance with City of Killeen's Drainage Master Plan and Chapters 8 and 32 of the Killeen Code of Ordinances;

Inspection and Permit Reviews – in accordance with City of Killeen's Drainage Design Manual (DDM), Infrastructure Design and Development Standards Manual (IDDSM) and Chapters 26, 31, and 32 of the Killeen Code of Ordinances;

Public Education and Outreach – in accordance with the City of Killeen's Municipal Separate Storm Sewer (MS4) Permit;

Emergency Response – in accordance with City of Killeen's Drainage Master Plan and Chapter 32 of the Killeen Code of Ordinances; and

5. STRATEGIC DECISIONS REGARDING CAPITAL IMPROVEMENTS, AVAILABILITY AND LEVELS OF SERVICE

The City Council of the City of Killeen finds and determines it to be unnecessary to immediately acquire or construct any Capital Improvements to provide the same type, kind and level of service which is presently being administered to other areas of the City with the same or similar topography, land use and population density. However, the annexation area has been included in the City of Killeen Water and Wastewater Master Plan and Transportation Thoroughfare Plan and will be included with all other areas of the City for future planning for any new or expanded facilities, functions, and services to be funded by future capital improvements programs. The priorities assigned by these plans are driven by a desire to maintain an equitable level of service to all areas of the City with the same population density, land use and topography characteristics.

Nothing in this plan shall require the City to provide a uniform level of municipal services to each area of the City, including annexed areas, if different characteristics of topography, land use, and population density are sufficiently distinct to justify a different level of service.

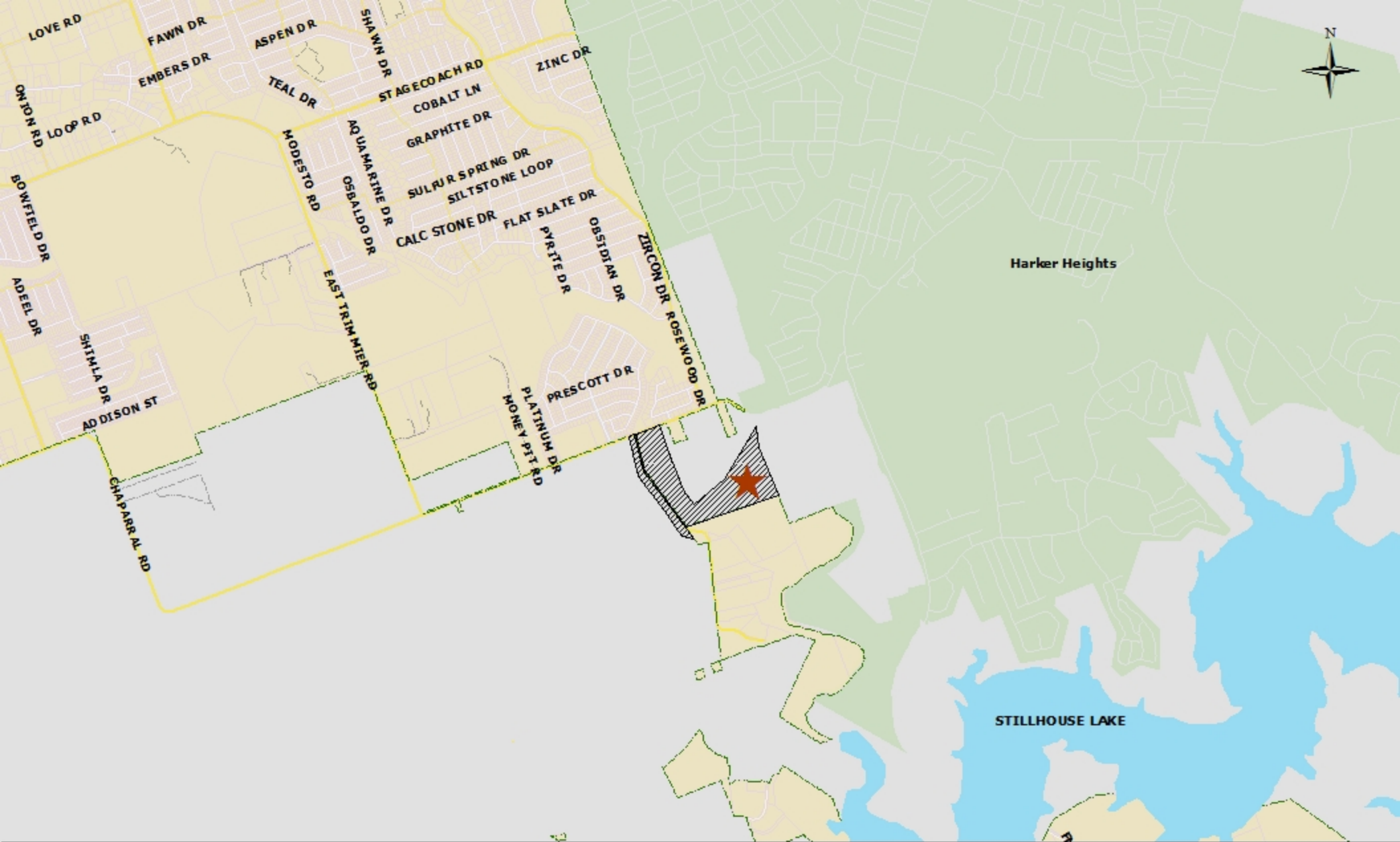
Topography – The Water and Wastewater Master Plan provides a timeline detailing the process for engineering and construction of water and wastewater collection and transportation facilities. The basis for the Rate Based Service Components portion of the Annexation Service plan is the Water Wastewater Master Plan and the afore-mentioned City of Killeen utility extension policy.

Land Use – The subject corridor is a mixture of rural and suburban in nature, characterized by large homestead properties and the suburban residential development, Heritage Oaks. Presently, the land use in the annexation area is characterized as a rural, open area with no development. Changes in development shall be in accordance with the City’s Future Land Use Map and Thoroughfare Plan as amended by the City Council. Developers of the property within the annexed area shall be responsible for their proportionate share of public facilities and roadways.

Population Density – The annexed area is vacant. Therefore, the timeline and construction of any future Capital improvements (if necessary) shall be identified and prioritized by the City Council as part of a master planning process.

6. EFFECTIVE TERM

The Service Plan represents the concept the City of Killeen will use for initial service delivery. It is subject to modification and its change and renewal shall be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council which refers to this Plan and specifically renews this Plan for a stated period of time. The City reserves the right guaranteed to it by Section 43.056 (k) Local Government Code, to amend this Plan if the City Council determines that changed conditions or subsequent occurrences or any other legally sufficient circumstances exist under the Local Government Code, or other Texas laws to make this Plan unworkable, obsolete or unlawful.



Legend

 City Limits




Annexation Location Map

1 inch = 3,000 feet



Legend

-  Killeen City Limits
-  Annexation Location



Annexation Map

1 inch = 667 feet

FIELD NOTES
BELL COUNTY, TEXAS

Being all that certain tract or parcel of land situated in the James H. Evitts Survey, Abstract No. 287, and the land herein described being all of the Tract One and Tract Two described in Correction Warranty Deed to Micheal Aycock and Lou Aycock in Volume 6720, Page 673, and a called 11.35 acre tract described in Special Warranty Deed to Micheal Aycock and Lou Aycock in Volume 5431, Page 649, Official Public Records of Real Property, Bell County, Texas, also being a part of a called 149.57 acre tract described in a Deed to Earl W. and Terri L. Horn, being of record in Volume 5267, Page 434, Official Public Records of Real Property, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron found at a cedar fence corner post in the west line of said 149.57 acres tract and south margin of Chapparral Road and being called the northwest corner of Lot 1, Block 1, Live Oak Acres, an addition to the City of Killeen, Texas, recorded in Cabinet D, Slide 33-B, Plat Records of Bell County, Texas, said iron rod found which bears S 10° 56' 27" E., 28.38 feet from a cotton spindle found near the center of Chapparral Road marking the northwest corner of said 149.57 acre tract, for the northwest corner of the herein described tract;

THENCE N. 71° 02' 51" E., 609.40 feet, along the north line of said Block 1, south margin of Chapparral Road to a 1/2" iron set in the east line of said called 11.35 acre tract, and for corner of the herein described tract ;

THENCE in a southerly direction with the east line of said 11.35 acre tract, the following three (3) courses:

1. S. 16° 36' 57" E., 581.83 feet, to a 1/2" iron pin found for an angle corner;
2. S. 17° 20' 54" E., 1030.66 feet (Deed S. 17° 22' 35" E., 1030.34 feet) , an iron rod with yellow cap found for an angle corner;
3. S. 37° 20' 21" E., 438.10 feet (Deed- S. 37° 17' 33" E, 438.10 feet) feet, to a point at the southerly corner of said 11.35 acre tract, for an ell corner of the herein described tract;

THENCE N. 52° 39' 22" E., 920.06 feet, (Deed- N. 52° 42' 27" E., 920.00) feet with the a line of said 11.35 acre tract, to an iron rod with yellow cap found in a lake dam, same being the northeast corner of said 11.35 acre tract, and an angle point of the herein described tract;

THENCE N. 32° 58' 52" E. 1445.68 feet, over and across said 149.57 acre tract and north line of said Aycock Tract Two , to a 1/2" iron pin set on the east line of said 149.57 acre tract and the west line of a called 152.523 acre tract conveyed to Trudo Family Living Trust, being recorded in Volume 5045, Page 590, Official Public Records of Real Property, Bell County, Texas, for the easterly northeast corner of the herein described tract;

THENCE in a southerly direction with east line of said 149.57 acre tract, east line of said Aycock Tract Two, and the west line of said 152.523 acre tract, the following two (2) courses:

1. S. 06° 22' 14" E., 485.98 feet, to a 24" spanish oak and fence corner of said 149.57 acre tract, said 152.523 acre tract, and said Tract Two, for an angle corner;
2. S. 19° 30' 30" E., 1229.95 feet, to a 8" cedar fence corner post marked with a 60D nail at the southeast corner of said 149.57 acre tract, southeast corner of said Aycock Tract Two, and southeast corner of the herein described tract;

THENCE S. 73° 22' 28" W., 2285.97 feet, with the south line of said Aycock Tract Two, south line of said 149.57 acre tract, and the north line of a called 50 acre tract (Tract One) conveyed to William D. Morris recorded in Volume 5764, Page 467, Official Public Records of Real Property, Bell County, Texas, to a 8" cedar fence corner post found in the west line of a 30' Passage Easement described as "Tract Two" of said Morris Deed, same being at the southwest corner of said 149.57 acre tract and southwest corner of the herein described tract;

THENCE N. 34° 20' 30" W., 1680.60 feet, with the west line of said 149.57 acre tract, west line of said Aycock Tract Two, east line of said Morris Tract Two, and east line of a called tract conveyed to Dock L. Curb, Jr. recorded in Volume 5982, Page 758, Official Public Records of Real Property, Bell County, Texas, and west line of this tract, to an 8" cedar fence corner post found for an angle corner of said 149.57 acre tract, for an angle corner of this tract;

THENCE N. 10° 56' 33" W., 844.97 feet, with the west line of said 149.57 acre tract, west line of said Aycock tract, east line of said Curb Tract, East line of said 30' Passage Easement, to a POINT OF BEGINNING and containing 72.75 acres of land, more or less.

The bearings for the above description are based on the north line of said 149.57 acre tract as shown on Live Oak Acres, of record in Cabinet D, Slide 33-B, Plat Records, Bell County, Texas.

-END-

A. W. Kessler 5-10-12
A. W. Kessler, R.P.L.S. 1852



**FIELD NOTES
10.26 ACRE TRACT
BELL COUNTY, TEXAS**

BEING all that certain tract or parcel of land situated in and being a part of the James H. Evetts Survey, A-600, Bell County, Texas, and being the a part of the called 163.25 acre tract described in Deed to Dock L. Curb, et al, Co-Trustee of the D. L. Curb, Jr. Trust, recorded in Volume 5982, Page 758, Official Public Records of Real Property of Bell County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found in the center of Chaparral Road, same being called the northeast corner of said 163.25 acre tract and the northwest corner of the called 43.70 acre tract described in deed to WBW Land Investments, LP, in Volume 8221, Page 604, Official Public Records of Real Property of Bell County, Texas, and being called the northeast corner of the herein described tract;

THENCE, S 10°57'51" E, 874.03 feet along the east line of said 163.25 acre tract and west line of said 43.70 acre tract to an iron pipe found at a fence corner post for an angle point of the herein described tract;

THENCE, S 34°20'08" E, 2016.84 feet, continuing along the east line of said 163.25 acre tract and west line of said 43.70 acre tract to an iron rod set, said iron rod set bearing N 34°20'08" W, 183.26 feet from an iron rod found at a cedar fence post corner found for a corner of said 163.25 acre tract said iron rod set being a corner of the herein described tract;

THENCE, in a northwesterly direction, across and upon said 163.25 acre tract with the following courses:

1. N 72°35'18" W, 293.81 feet, to a point for corner,
2. N 34°25'15" W, 396.59 feet, to a point for corner,
3. N 31°06'10" W, 345.56 feet, to a point for corner,
4. N 34°25'15" W, 1011.56 feet, to a point for corner,
5. N 10°57'51" W, 950.46 feet, to a PK nail set in the north line of said 163.25 acre tract and centerline of Chaparral Road, for the called northwest corner of the herein described tract;

THENCE, N 71°09'25"E, 139.26 feet, along the north line of said 163.25 acre tract, center of Chaparral Road, and north line of this to the **PLACE OF BEGINNING** and containing 10.26 of land, more or less.

SURVEYOR'S NOTES:

1. The hearings for this description is a west line of said 43.70 acre tract being S 34°20'08"E per deed of record.
2. 1/2" iron rods with caps marked " CORNER '1852" will be placed at all corners noted as "points" herein. Placement of iron rods will occur after the date of conveyance of the tract described herein.

 12-26-12
A. W. Kessler, R.P.L.S.



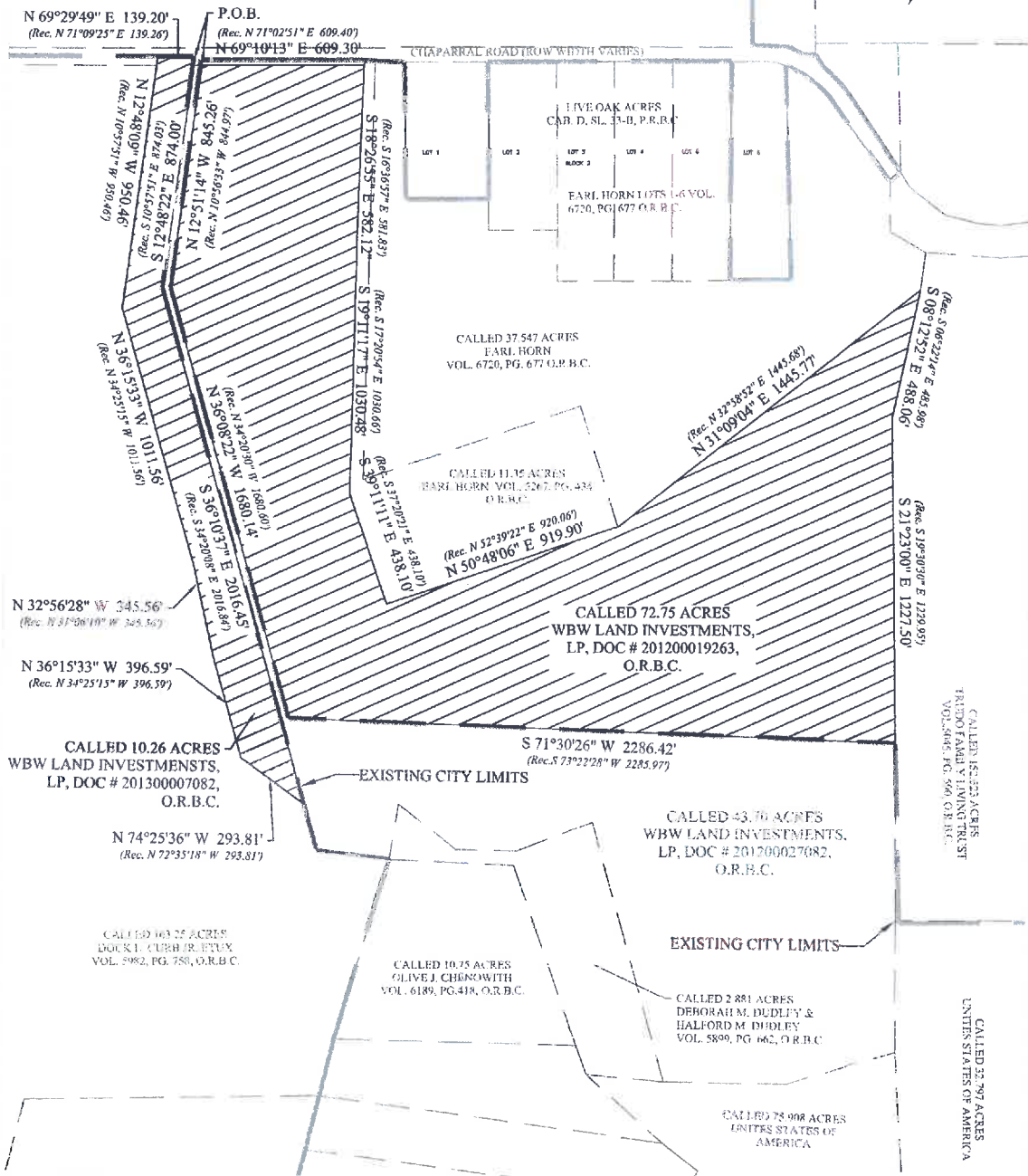
Exhibit "A"

EXHIBIT OF 72.75 ACRES AND 10.26 ACRES SITUATED IN AND BEING OUT OF THE JAMES H. EVITTS SURVEY, ABSTRACT NO. 287, BELL COUNTY, TEXAS, FOR PROPOSED ANNEXATION TO THE CITY OF KILLEEN, TEXAS.

LEGEND  AREA TO BE ANEXED

SURVEYOR'S NOTE:

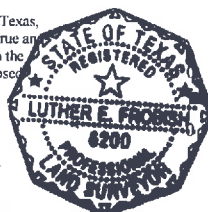
The bearings and distances recited hereon are grid bearings and grid distances derived from GPS observations based on the Texas State Plane Coordinate System, NAD 1983 (2011) datum, Texas Central Zone No. 4203. The Combined Correction Factor (CCF) is 0.9998510. Ground distance = Grid distance / CCF.



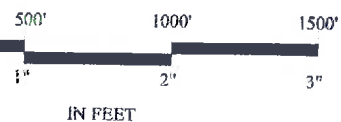
SURVEYOR'S CERTIFICATE

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that the metes and bounds described hereon will describe a closed geometric form.

Luther E. Probst 9/11/2018
Luther E. Probst
Registered Professional Land Surveyor, No. 6200, Firm No. 10194095



GRAPHIC SCALE



ORDINANCE NO. _____

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, TO INCLUDE LAND LYING ADJACENT TO THE PRESENT CITY LIMITS, MORE COMMONLY REFERRED TO AS TRACT 1 AND MORE ACCURATELY DESCRIBED HEREIN; DECLARING SAID LAND TO BE A PART OF SAID CITY; DECLARING SAID LAND AND ITS INHABITANTS AND ANY FUTURE INHABITANTS OF SAID LAND TO BE ENTITLED TO ALL THE RIGHTS AND PRIVILEGES OF OTHER LANDS AND CITIZENS OF THE CITY AND TO BE BOUND BY THE ACTS AND ORDINANCES OF THE CITY; PROVIDING FOR WAIVER OF CERTAIN FEES DURING THE FIRST YEAR OF INCORPORATION; EXTENDING DISTRICT BOUNDARIES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the City Council of the City of Killeen, pursuant to its Home Rule Charter, Section 7, is authorized to extend the boundary lines of the City and annex additional territory adjacent to the City of Killeen; and

WHEREAS, the City Council of the City of Killeen, pursuant to Local Government Code §43.055 is authorized to annex in any one calendar year only territory equivalent in size to ten (10%) percent or less of the total corporate area of the City unless the City fails in any calendar year or years to annex the total amount which it is authorized to annex in such calendar year or years, but, may not annex in any one calendar year an amount of territory in excess of thirty (30%) percent of its total area as of the first day of the calendar year; and

WHEREAS, the area to be annexed, as described in this ordinance, being approximately 83.01 acres does not exceed the amount authorized for annexation; and

WHEREAS, a home rule city may not annex any area, whether publicly or privately owned, unless the width of such area at its narrowest point is at least one thousand (1,000) feet, or unless the area is contiguous with the City of Killeen boundary on at least two sides; and

WHEREAS, the area to be annexed, as described in this ordinance, is within the extraterritorial jurisdiction of the City of Killeen; and is either adjacent to and contiguous with the existing boundary limits, and is at least one thousand (1,000) feet in width at its narrowest point or is contiguous with the City or Killeen boundary on at least two sides; and

WHEREAS, in accordance with Local Government Code Section 43.052(h)(1), this area is not required to be included in the City's three-year plan as the area contains fewer than one-hundred (100) separate tracts of land on which one or more residential dwellings are located on each tract; and

WHEREAS, in compliance with the Local Government Code §43.065, a proposed service plan has been prepared prior to the publication of the notice for the first hearing and, required newspaper publications have been given and, public hearings conducted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KILLEEN:

SECTION I: That on and after the effective date of this ordinance, the City Limits of the City of Killeen, Texas, shall be and they are hereby extended to include certain lands lying adjacent and contiguous to the City Limits of said City of Killeen as they existed prior to the effective date of this ordinance; such land being more particularly described as 83.01 acres of land lying east and west of 7501 Chaparral Road, Killeen, Texas.

SECTION II: It is declared that the lands thereby annexed and described in Section I hereof are and shall hereafter be a part of the City of Killeen, Bell County, Texas and it is hereby further declared that said lands and the present and future inhabitants thereof are hereafter entitled to all the rights and privileges as other lands and other citizens of the City of Killeen which are similarly situated and shall be bound by the acts and ordinances of the City of Killen, Texas.

SECTION III: It is further declared that the above described properties shall be zoned "A" Agriculture on the effective date of this ordinance, pursuant to Section 31-124(a) of the Code of Ordinances of the City.

SECTION IV: That the Service Plan for the annexed area is hereby adopted as a part of this ordinance.

SECTION V: It is further declared that the boundary of the City of Killeen City Council District 2 be extended by the land contained within the annexed area.

SECTION VI: That all ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict or amended as specified herein to the extent of any conflict.

SECTION VII: That should any section or part of any paragraph of this ordinance be declared invalid or unconstitutional for any reason, it shall not invalidate or impair the validity, force, or effect of any section or part of a section or paragraph of this ordinance.

SECTION VIII: That the ordinances and resolutions of the City of Killeen, Texas, and the Code of Ordinances of the City of Killeen, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION IX: That this ordinance shall be effective on June 11, 2019, after its passage and publication according to the Killeen City Charter and State Law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this 11th day of June 2019, at which meeting a quorum was present, held in accordance with the provisions of the Texas Open Meetings Act, Texas Government Code Chapter 551, as amended.

APPROVED:

Jose L. Segarra, MAYOR

ATTEST:

Lucy C. Aldrich, CITY SECRETARY

APPROVED AS TO FORM

Kathryn H. Davis, CITY ATTORNEY



VOLUNTARY ANNEXATION PETITION_VA#19-02

OR-19-012

June 4, 2019

Voluntary Annexation Petition

2

- ❑ Staff received a voluntary annexation petition from WBW Land Investments L.P., for 83.01 acres of land located east and west of 7501 Chaparral Road, Killeen, Texas.
- ❑ The property is located at the southeast corner of the City, south of Chaparral Road and west of the Killeen city limits.



Legend

 Annex  City Limits



Annexation Location Map

1 inch = 3,000 feet



Legend

-  Killen City Limits
-  Annexation Location



Annexation Map

1 inch = 667 feet

Exhibit "A"

EXHIBIT OF 72.75 ACRES AND 10.26 ACRES SITUATED IN AND BEING OUT OF THE JAMES H. EVITTS SURVEY, ABSTRACT NO. 287, BELL COUNTY, TEXAS, FOR PROPOSED ANNEXATION TO THE CITY OF KILLEEN, TEXAS.

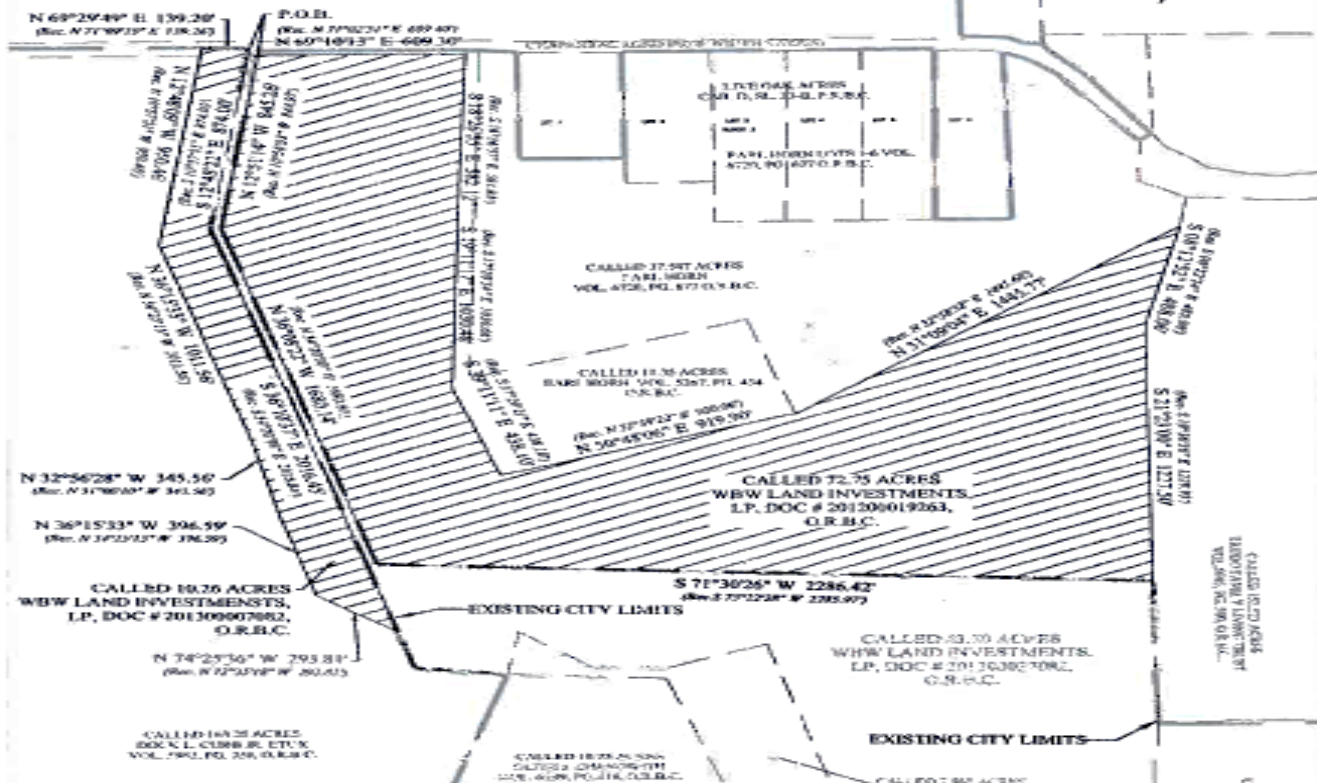
LEGEND



AREA TO BE ANNEXED

SURVEYOR'S NOTES:

The bearings and distances recited herein are grid bearings and grid distances derived from GPS observations based on the Texas State Plane Coordinate System, NAD 1983 (2011) datum. Texas Central Zone No. 4205. The Combined Correction Factor (CCF) is 0.998598. Ground Distance = Grid Distance / CCF.



Voluntary Annexation Petition

6

- The property is vacant and contiguous to current City limits to the south and east.
- At the April 9th City Council meeting, the Council voted to proceed with public hearings for the voluntary annexation of this property.

Voluntary Annexation Petition

7

- ❑ Public hearings were conducted on May 7th and May 21st. Staff provided a copy of the annexation service plan to the City Council prior to the May 21st public hearing.
- ❑ On June 11th, the Council may approve or disapprove the annexation ordinance and the service plan. [LGC 43.064]

Voluntary Annexation Petition

8

- In accordance with Local Government Code 43.065, the City shall “prepare a service plan that provides for the extension of full municipal services to the area to be annexed. The municipality shall provide the services by any of the methods by which it extends the services to any other area of the municipality.”
- The annexation service plan includes fiscal and other impact analysis, based on certain assumptions.

Services Summary

- ❑ **Police Department** - Anticipates this project would add approximately 900 residential calls for service; an increase of 0.6 percent. Additional service calls could add approximately six (6) seconds to the average response time for priority one and priority two calls.
- ❑ **Fire Department** - An additional 117 EMS responses and 67 fire responses are expected to this area; Estimated response time to the annexed property would be 3 minutes for a primary response unit and 13 minutes 40 seconds from another station.

Services Summary

- ❑ **Parks and Recreation-** Annexation would increase the City's deficit of Community Park's acreage per capita. Additional impact could be felt in other programs and services.
- ❑ **Library-** This potential annexation would increase Killeen's population impacting the library's facilities and accreditation.
- ❑ **Planning and Development** - The City of Killeen's Planning and Development Services Department would provide land use planning, inspection services, and code enforcement.

Services Summary

- ❑ **Water and Wastewater** - The City will coordinate with West Bell County Water Supply Corporation (WBCWSC) for a dual water Certificate of Convenience and Necessity (CCN) or negotiate with WBCWSC for the purchase of the water CCN and infrastructure within the annexed area.
- ❑ **Solid Waste** - The City is able to provide solid waste services to the property upon annexation.
- ❑ **Streets** - Chaparral Road is currently designed to county standards; however, the County, abutting cities, KISD and other entities are exploring a MOU proposal for improvement to arterial capacity. The number of vehicle trips projected at full development is 2,900.
- ❑ **Drainage Utility**- Drainage Utility services provided by the City could begin upon annexation for developed parcels and after platting for undeveloped parcels.

Fiscal Impact Assumptions Summary

12

- Equal buildout of 290 homes over 4 years (72.5 per yr.)
- \$164,232- Average 2018 home permit value used
- 3% Annual Property values increase
- 14% Allowance for Disabled Veterans Exemption
- No change in rates
- Current cost of providing a service used to estimate the cost of providing the service to the subject area
- Expenses adjusted annually for inflation

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total
Revenues							
General Fund	\$ 112,420	\$ 229,493	\$ 351,431	\$ 478,452	\$ 488,629	\$ 499,115	\$ 2,159,541
General Fund - One time	27,913	27,913	27,913	27,913	-	-	111,650
Water & Sewer	59,351	118,703	178,054	237,406	237,406	237,406	1,068,325
Solid Waste	17,209	34,417	51,626	68,834	68,834	68,834	309,753
Drainage	5,220	10,440	15,660	20,880	20,880	20,880	93,960
Street Maintenance	1,479	2,958	4,437	5,916	5,916	5,916	26,622
Total Revenues	\$ 223,592	\$ 423,924	\$ 629,120	\$ 839,400	\$ 821,665	\$ 832,151	\$ 3,769,851
Expenses							
General Fund	\$ 102,439	\$ 209,446	\$ 319,153	\$ 430,133	\$ 439,280	\$ 450,399	\$ 1,950,850
Water & Sewer	22,388	45,348	68,760	92,531	93,675	94,945	417,647
Solid Waste	4,993	6,617	19,932	21,787	22,042	22,352	97,723
Drainage	3,408	6,944	10,557	14,207	14,466	14,780	64,362
Street Maintenance	1,479	2,958	4,437	5,916	5,916	5,916	26,622
Total Expenses	\$ 134,707	\$ 271,314	\$ 422,839	\$ 564,574	\$ 575,378	\$ 588,391	\$ 2,557,203
Difference							
General Fund	\$ 37,893	\$ 47,960	\$ 60,190	\$ 76,232	\$ 49,349	\$ 48,716	\$ 320,341
Water & Sewer	36,963	73,355	109,295	144,874	143,731	142,461	650,678
Solid Waste	12,216	27,800	31,693	47,047	46,792	46,482	212,030
Drainage	1,812	3,496	5,103	6,673	6,414	6,100	29,598
Street Maintenance	-	-	-	-	-	-	-
Total Difference	\$ 88,885	\$ 152,610	\$ 206,281	\$ 274,827	\$ 246,287	\$ 243,759	\$ 1,212,648