

MUNICIPAL SERVICES & COMMUNITY FACILITIES



In order to meet the needs of a growing community, the City of College Station must be proactive in planning for adequate public facilities and services for its residents. The availability of both basic utility services and public safety services are good indicators of how well a city is positioned to serve new growth. Under State law, a municipality must be able to provide emergency police and fire response immediately to newly-annexed areas. At the same time, existing residents and development rely on a basic level of protective services that must be maintained as the City adds new population and grows geographically.



The Citizens' Fire Academy is a community program offered by the College Station Fire Department for residents to learn more about fire and emergency response services in College Station.

Municipal Services

Over the last decade, College Station has experienced dramatic growth that increased demands on all City services. The high expectations of College Station's citizens and the desire of City staff to deliver quality services necessitates careful and thoughtful planning to ensure municipal services are maintained at the highest possible level, while maintaining fiscal responsibility on behalf of the residents of College Station.

The complexity of the municipal service delivery system requires an integrated and strategic approach to service delivery planning. Consideration must be given to ensuring citizen and customer access to all desired services. Attention must also be given to the cost of services – for ongoing provision as well as future expansion – so that municipal services are both cost effective to deliver and affordable to citizens.

Community Facilities

This chapter also addresses the provision of community facilities, which is another significant City responsibility and a major component of College Station's physical, social, and economic fabric. Facilities such as City Hall, the police station, and the City's fire stations help define the identity of the community. Population growth and geographic expansion represent significant challenges to the City of College Station. Planning for community facilities, staffing, and equipment must be done well in advance to avoid gaps in services. Along with new construction, adequate attention must be given to expansion, maintenance, and modernization of existing facilities.



Facilities often involve major capital investments and require time for implementation. Affordability must be balanced with community needs, and new facilities must be prioritized in terms of strategic importance to the community to address current and future needs.

PURPOSE

The core mission of the City of College Station is the delivery of exceptional services to its citizens. Infrastructure is the backbone of the service delivery system and College Station must continually make prudent investments to grow and maintain its infrastructure in order to support the delivery of services. College Station's core services should be of the highest quality and should be customer focused, timely, and cost effective.

Based on recent trends and a steady 3% growth rate, College Station's population is projected to exceed 134,000 by the year 2030, the horizon of this planning document. This population growth, coupled with the expansion of the physical boundaries of the City through annexations, will continue to result in an increased demand for City services.

The expansion of City services and facilities to support the anticipated population growth, as well as proactive maintenance and rehabilitation of existing infrastructure systems and facilities for increased reliability, is paramount to the implementation of the Comprehensive Plan. The purpose of this chapter is to recognize College Station's current service levels and to plan for the expansion of City services by providing the foundation for the creation and implementation of the City's various master plans that are intended to support the planned growth and development pattern described in **Chapter 2: Community Character**. Goals, strategies and actions are provided to guide future decisions that assure both the service and facilities needs of the community are met.

Additional information related to the City's future utility needs can be found in **Chapter 8: Growth Management and Capacity**, as well as in the individual utility master plans. **Chapter 5: Parks, Greenways, and the Arts**, includes the Parks & Recreation Master Plan, which will provide more detailed information on the City's park system and recreational services offered.

Additional, detailed information including existing levels of service, future staffing needs, and proposed capital expenditures for all City services can be found in the individual Strategic Business Plans maintained by each City department.

PLANNING CONSIDERATIONS

College Station's growth must be well planned to avoid infrastructure and service delivery level degradation. Most significantly, water, wastewater, and street infrastructure must be developed and rehabilitated to serve the projected population growth and potential service area expansions based on the location and density of the projected land uses presented in **Chapter 2: Community Character**. The City has a responsibility to provide adequate staffing levels to meet basic response and operating standards and ensure personnel safety, as well as planning for and investing in facilities that are sufficient in location, design, and functionality to provide reliable response and service area coverage.

In order to provide efficient services at the lowest cost to its residents, College Station should encourage growth and development in areas that are adequately served by existing infrastructure and current staffing levels. In addition, infill development should be encouraged in areas of the City that have access to existing utility infrastructure with adequate capacity. Higher density land uses should not be projected for areas that are not readily served by existing infrastructure.

The City of College Station provides a range of services to businesses and residents. Each of the services has a number of planning considerations that contribute to the development of the goals, strategies, and action recommendations included in this chapter. The following City services and their associated facilities are discussed in further detail below:

- Police;
- Fire;
- Electric;
- Water;
- Wastewater;
- Solid Waste Collection and Disposal;
- Street, Traffic System, and Drainage Maintenance;
- Development Services;
- Community Development;
- Library;
- Fiber Optic Network; and,
- General Municipal Administration.

Police – College Station Police Department

Services

The College Station Police Department is accredited by the Commission on the Accreditation of Law Enforcement Agencies and is responsible for the protection of life, liberty, and property within the City limits. It provides these services through various means including: criminal law enforcement, education, property recovery, animal control, traffic enforcement, and crime investigation. Jurisdiction is shared with the Texas Department of Public Safety, Texas A&M University Police Department, federal law enforcement agencies, the Brazos County Sheriff's Department, and the constables and Justice of the Peace courts all having jurisdiction within the City limits of College Station.

The College Station Police Department also provides school crossing guards, participates on SWAT teams, bomb teams, and hostage negotiation teams, bicycle patrol, on-campus officers who cooperate with the College Station Independent School District, a K-9 Unit, and provides victims services such as a victim's advocate and a licensed counselor.

The Department is comprised of 173 personnel with 118 sworn positions, including 61 patrol officers and 55 civilian positions.

In 2009, the College Station Police Department implemented a new policing structure designed to provide geographic accountability and to implement the strong Community-Oriented Policing philosophy the Department has adopted. The structure is intended to provide improved service delivery in order to reduce crime and the fear of crime, establish and maintain effective partnerships, and improve overall quality of life.

The City is divided into eight beats as illustrated in **Figure 7.1, Police Department Primary Beats**. A Patrol Sergeant is assigned to each beat for management and accountability. The Beat Sergeant has a team which is comprised of Patrol Officers, Detectives, Traffic Enforcement and Animal Control, and are responsible for quality of life and crime issues affecting their assigned beats. Patrol Officers are assigned to beats for periods no less than one year so that they can become familiar with their area of responsibility.

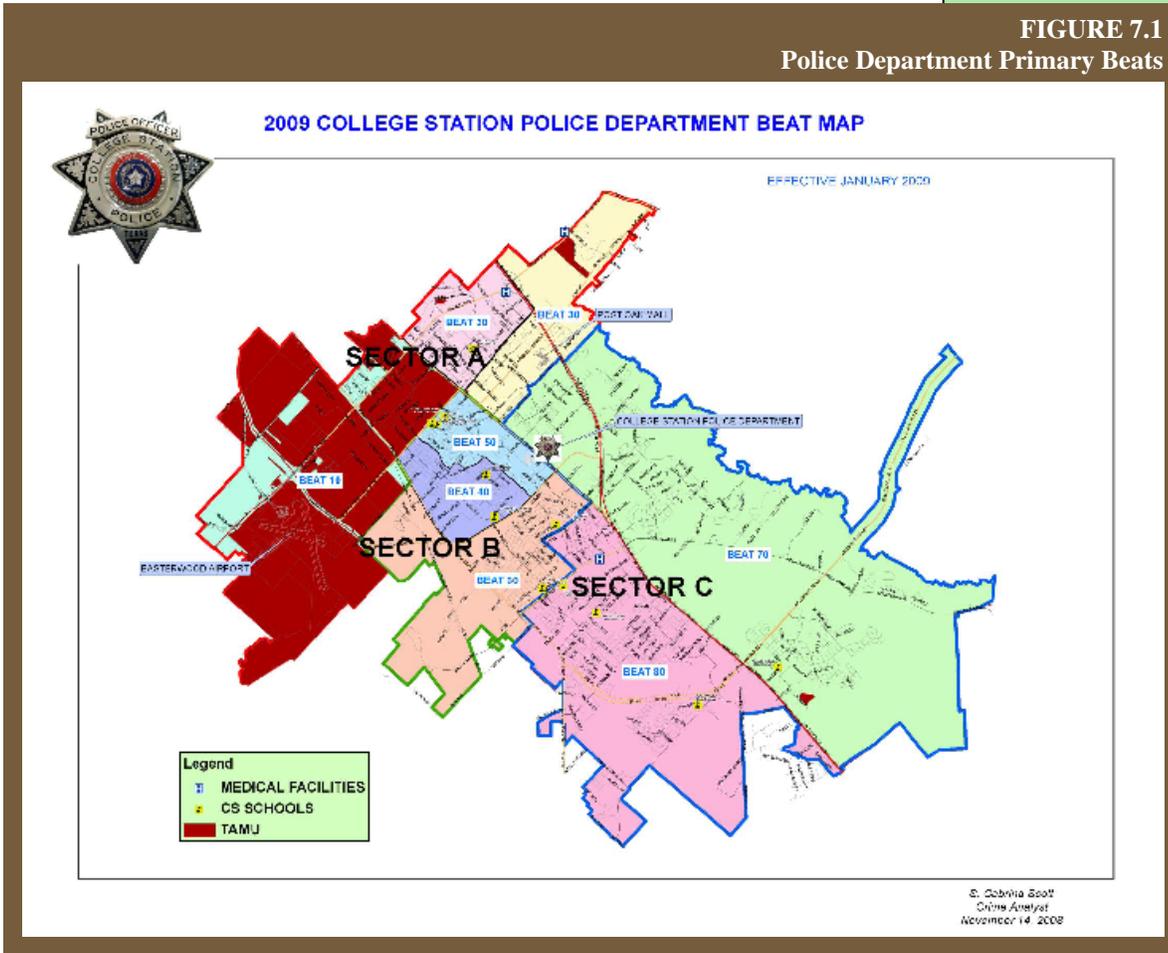
In 2008, 112,474 police incidents were handled, including 63,987 calls for service. Additional level of service information can be found in the Department's Strategic Business Plan.

Facilities

College Station Police Department operates out of a single station that is no longer in a central location. As College Station continues to grow

to the south, it shall become necessary to locate a second, satellite station in College Station. The Department will need to begin

FIGURE 7.1
Police Department Primary Beats



determining what its future space needs are and make plans on how to proceed beyond the current station renovation project.

In conjunction with planned improvements to the Lincoln Center, a College Station Police Department storefront is planned to provide a greater presence and more personalized police service for the localized area.

Future Needs

The Department's Community-Oriented Policing philosophy requires small, manageable beats to be formed and maintained where staff is held to a high level of geographical accountability for successful outcomes. Increased staffing will be necessary to implement this new philosophy, including positions in Patrol, Animal Control, Criminal Investigations, Training and Recruiting, Communication, and other police divisions. As the Department is transformed it is imperative to maintain beat integrity and continue to meet the six-minute response time goal to emergency calls.



The southern growth of College Station is straining the City's ability to consistently meet the desired response time. Thoroughfares and general connectivity are lacking in southern College Station making timely emergency response difficult. Roadways are needed connecting William D. Fitch Parkway to Rock Prairie Road; with the conversion of the State Highway 6 frontage roads to one way, response times have been greatly affected.

As the community continues to grow and additional schools are built in College Station, additional police resources will be needed. College Station Independent School District projects the need for a second high school in 2012, requiring additional School Resource Officers. Staff Resource Officers are currently funded by both the City and the School District.

Fire and Emergency Medical Response – College Station Fire Department

Services

The College Station Fire Department provides fire suppression, emergency medical response and transport, and special operations response within the City limits of College Station. The Department also provides emergency management services and fire education services.

The primary response area for Emergency Medical Services is the City of College Station and southern Brazos County. Secondary response includes automatic aid with the Bryan Fire Department and mutual aid to the Texas A&M University campus. The primary response area for Fire is the City of College Station and the Texas A&M University campus. Secondary response includes automatic aid with the Bryan Fire Department and mutual aid with Brazos County. Mutual aid agreements for both Emergency Medical Service and Fire are in place with Texas A&M University Emergency Medical Services, St. Joseph Emergency Medical Services, Texas A&M Health and Safety, and the Brayton Fire Training School for times of extreme need.

The Fire Department is comprised of 122 personnel, including 105 shift personnel (Emergency Medical Services and Firefighters).

The Department has a goal of a five-minute response time from the time of the call until first responders are on the scene. **Figure 7.2, Fire Department Response Areas**, illustrates the areas of the City that are estimated to be within a six-minute response time from existing stations with local traffic patterns. In 2008, the Department responded to over 6,500 calls for service. Approximately 60% of the calls were for Emergency Medical Services. Additional level of service information is available in the Strategic Business Plan for the Department.

ISO Ratings

Insurance Service Office classifies communities from 1 (the best) to 10 (the worst) based on how well they score on the ISO Fire Suppression Rating Schedule. ISO bases this score on a number of factors including training, staffing, number of fire stations, equipment dispatched to fires, equipment on trucks, fire prevention, investigation, fire safety education, construction code enforcement, hydrant maintenance, water supply, and the ability of the 911 center to answer and dispatch calls. Insurance companies use Public Protection Classification information to establish fire insurance rates for homeowners in the City.

A lower rating can result in savings to homeowners in the City due to lower insurance premiums.

Facilities

There are currently five fire stations in College Station, four of which are owned by the City. As illustrated in **Figure 7.3, Fire Department Districts**, the fire stations are located throughout the City at Holleman Drive (Fire Station No. 1), Rio Grande Boulevard (Fire Station No. 2), Barron Road (Fire Station No. 3), at Easterwood Airport (Fire Station No. 4 – owned by Texas A&M University/Easterwood Airport), and along William D. Fitch Parkway (Fire Station No. 5). Fire Station No. 3 is the newest facility. Fire Station No. 6 is proposed to be located in the area of University Drive and Tarrow Drive. There are currently plans for two additional fire stations in southern College Station.

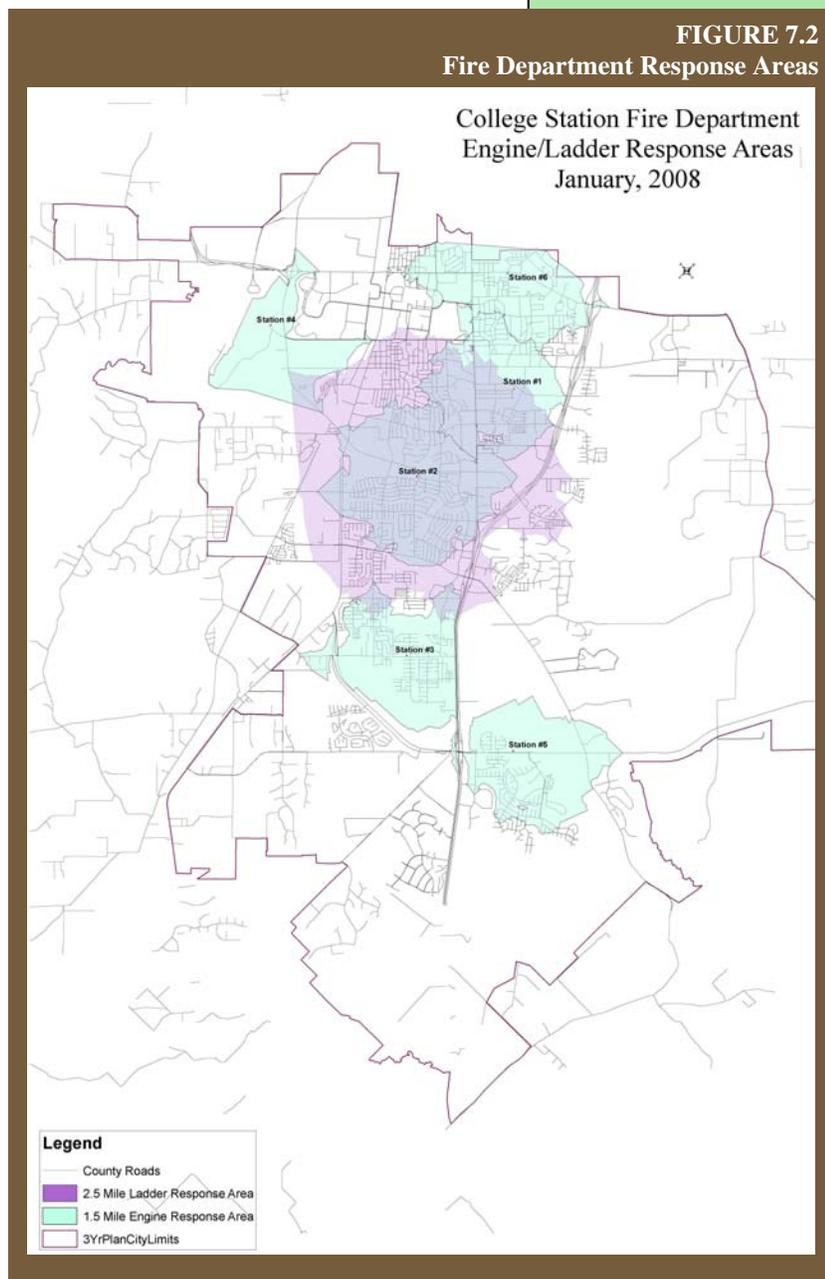
Future Needs

College Station Fire Department’s call volume has increased at an average annual rate of 5.9% since 2002. Assuming an annual increase of 5%, it is anticipated that the call volume will increase to over 7,890 calls by 2013. Both equipment and staffing levels will need to be increased to correspond with the increasing demand for service.

College Station maintains a Fire Protection Master Plan that includes a schedule for additional personnel and facilities. The Master Plan calls for a total of 12 stations at the end of the 20-year planning horizon. The most significant current need is in north College Station in the University Drive area, which has seen a tremendous amount of growth in the past decade. Fire Station No. 6 is proposed to be located in the area of University Drive and Tarrow, and was approved by the voters in the 2008 Bond Election. Construction is anticipated in 2010.

South College Station and the east side of the bypass are also generally underserved, as is shown in the Response Areas map. The

FIGURE 7.2
Fire Department Response Areas

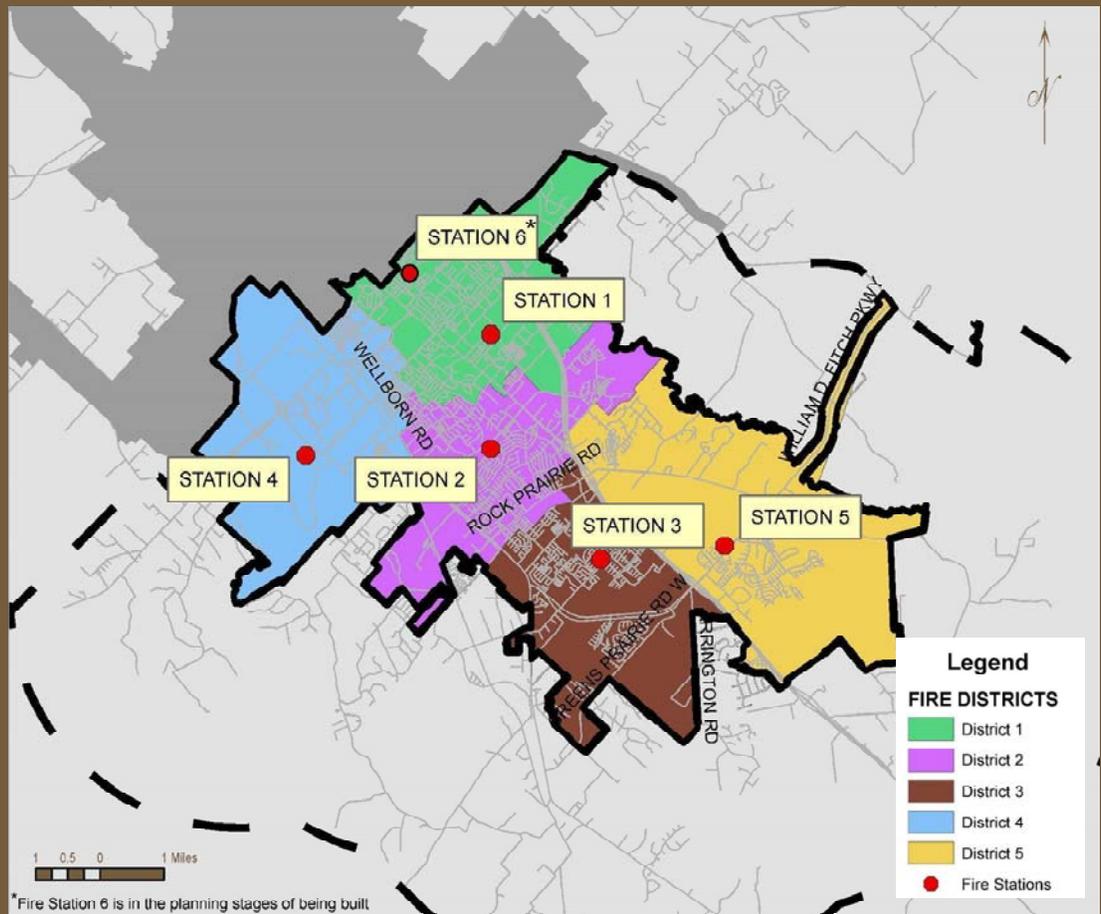




College Station Fire Department has an Insurance Service Office Public Protection Classification of two. With the proposed location of Fire Station No. 6 in the area of Tarrow and University Drive, the City has a better opportunity for an Insurance Service Office rating of one. An Insurance Service Office rating of one can positively influence the insurance rates of all College Station residents.

As territory is annexed into the City of College Station, inadequate water infrastructure and a general lack of fire hydrants will burden the City's fire service delivery system. High density land uses should be avoided in areas that are not readily served by fire and emergency medical services. For efficiency in service delivery and a cost savings to College Station residents, development should be encouraged in areas of the City that are adequately served by existing facilities and staffing. Additionally, implementing and maintaining a highly interconnected

FIGURE 7.3
Fire Department Districts



thoroughfare plan and a corresponding roadway network that connects existing fire stations to developed areas will decrease emergency response times and increase efficiency.

Electric Utility Service – College Station Utilities

Services

College Station Utilities is the primary electric provider in College Station, serving more than 34,000 customers. College Station Utilities is a wholesale power purchaser and does not have generation capabilities. Power is supplied by American Electric Power from plants located around the State of Texas. Delivery is on the Electric Reliability Council of Texas State transmission grid.

College Station Utilities provides electric transmission and distribution service to provide electric power to its consumers at various desired voltages; responds to trouble calls and outage reports; provides new construction and maintenance of transmission and distribution electric system; engineers and designs the electric system; provides street and thoroughfare lighting; allows for reverse metering and energy services, such as energy audits, the “Good Cents” home programs, and the Wind Watts program; and provides customer education.

The electric certification area for the City of College Station has been set by the Texas Public Utility Commission as the area in the City limits in 2002. Because of this limitation, the electric utility expects to reach “build out” of its service territory in the next ten years, but also expects redevelopment to continue to add load to the utility’s facilities after that ten-year period.

Facilities

There are five electrical substations located in College Station with a capacity of 385 Megawatts, which is capable of meeting a peak demand of 185 Megawatts. The average household consumes approximately 30 Kilowatt hours per day.

Three additional electrical substations will be required to meet the anticipated demand upon build out of the service territory:

- Dowling Road Substation: proposed 120 Megavolt Amps capacity (2009);
- Northgate Substation: proposed 80 Megavolt Amps capacity (2011); and,
- Graham Road Substation: proposed 80 Megavolt Amps capacity (2013).

There are approximately 20 miles of 138 kilovolt transmission lines in College Station which transmit 180,000 volts. The electric distribution system consists of over 400 miles of 7.2/12.5 kilovolt lines, with approximately 46% of those being overhead and 54% being underground. The City adopted a policy in 1992 to require that new electric lines be installed underground (with a few exceptions for



feeder lines). Since that time, the City has removed overhead electric lines on portions of major corridors, including University Drive, Texas Avenue, Southwest Parkway, and Harvey Road.

Future Needs

College Station Utilities currently maintains an electric utility master plan. Based on this existing master plan, the following major additions will be needed within the planning horizon in order to serve the anticipated population:

- 2,500 square-foot storm-resistant addition to College Station Utilities building for the dispatch group (2010);
- Renovation of 7,500 square feet of existing service center to update the facility to meet the needs of the workforce (2010);
- Third transformer at the Spring Creek Substation (2015); and,
- Upgrade transformer at Switch Station Substation (2016).

Water Utility Service – College Station Utilities

Services

The City is responsible for providing safe drinking water, fire protection services, and irrigation water supplies to the citizens of College Station within its certificated area. The water system is rated “Superior” by the State of Texas and has received awards for outstanding operations and maintenance from the U.S. Environmental Protection Agency.

The City provides continuous production of water that is of acceptable quality and ample quantity to 22,193 customers (36,611 meters). The 10,402 College Station residents living in dormitories on the Texas A&M University campus are not served by College Station Utilities.

College Station Utilities’ services include water production, well field collection, transmission, treatment, and distribution. College Station Utilities produces between four and five billion gallons of drinking water per year for consumption, and is capable of producing up to 23 million gallons of drinking water each day. To monitor the system, the City utilizes the Supervisory Control and Data Acquisition system – the City’s remote control monitoring system – which has reduced staffing needs

by approximately two-thirds.

Water quality is maintained in the distribution system through continuous monitoring of water pressure, temperature, disinfectant residual, and turbidity. Environmental Technicians also collect 81 water samples each month at various distribution locations for analysis by the Brazos County Health Department. Samples are tested for Total Coliform bacteria, which are usually indicators of microbial contamination of drinking water because they are often found in association with other disease-causing organisms (though harder than most pathogens).

College Station Utilities also maintains a disinfectant residual throughout the water distribution system to prevent against bacteriological contamination after the water leaves the Dowling Road Pump Station.

Results of all water quality testing are reported in our annual Drinking Water Quality Report, also known as the Consumer Confidence Report or "Right to Know Report". If you have ever wondered where your water comes from, or how it is treated, you will find the answer to these and more questions in our annual report. Public water suppliers must provide these reports to their water customers each year by July 1st, as required by the 1996 amendments to the Safe Drinking Water Act.

Facilities

Water is pumped from seven deep wells and two shallow wells located on City-owned land over the Carrizo-Wilcox Aquifer in the Carrizo, Sparta, and Simsboro Sand formations. To protect the environment, the Brazos Valley Groundwater Conservation District mandates the rate at which the City can pump from the aquifer.

The water system consists of the following, which ensure that water is treated and distributed in a manner that protects human health and the environment:

- Two pump stations – a water transmission pump station and a high service pump station;
- Cooling towers;
- Two ground water storage tanks:
 - three-million gallon reservoir and
 - five-million gallon reservoir;
- Two elevated storage tanks:
 - Water tower on Park Place – three million gallons and
 - Water tower on William D. Fitch Parkway – two million gallons;
- 28 miles of water transmission lines; and,
- 360 miles of water distribution lines.

Currently, the elevated storage tanks provide an adequate supply of water pressure for use in homes, businesses, and for fire protection within the City's certificated area.

Future Needs

Water conservation is an important part of College Station's future. The City began implementing conservation measures a number of years ago, including an education based program and a Drought Contingency Plan, which have been in place since 2000. In addition, a Water Conservation Plan was adopted by the City in 2006, with the goal of reducing the average water use from 160 to 140 gallons per capita per day.

Based on the current average demand of 160 gallons per capita per day, the projected build out of the land use plan would result in a water demand of 31.4 million gallons per day, exceeding the City's current service capacity of 23 million gallons. However, the projected population in 2030 is approximately 134,000, with a projected demand of just over 21 million gallons. While this is within the City's service capacity, there may be significant challenges during times of peak demand. At present usage, the water demand will exceed the supply



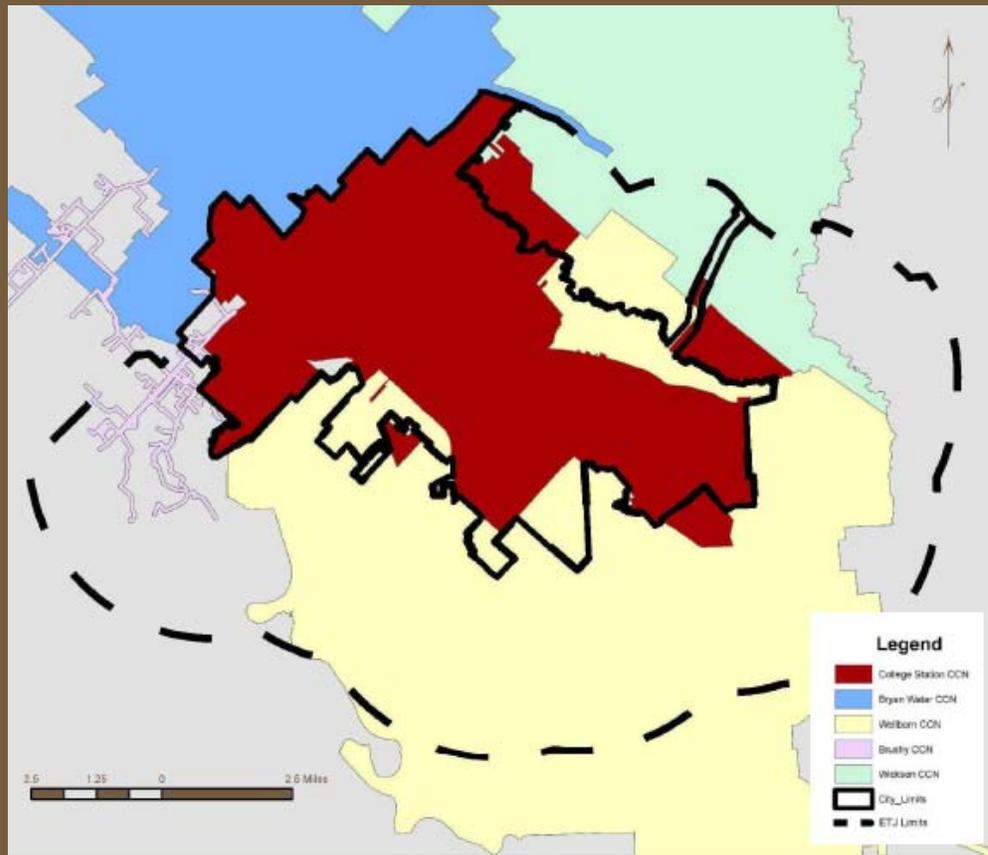
Certificate of Convenience and Necessity (CCN) is a certificate issued by the TCEQ (Texas Commission on Environmental Quality) authorizing a service provider to operate a public service, such as water, wastewater or electric service, for a defined area.

in 2025. Significant capital investments would be needed to increase the water supply capacity and alternative water supply options are very limited. Because of this, the City has begun to implement a tiered rate system for residential customers beginning in Fiscal Year 2009 to provide incentive for prudent water use. The primary goal of the residential conservation rates is water conservation, thereby reducing the peak demand and deferring or eliminating substantial capital costs to upgrade the City's water system infrastructure. Other initiatives being considered by College Station include strong community outreach and education programs, ordinances that provide significant penalties for water waste, and a rebate program for water-saving appliances. College Station has also proposed a water reuse program for irrigation of City park facilities. Additionally, the City is working to bring three new water wells online. When fully operational, these new wells are projected to supply over 7,200 gallons per minute and will help the City meet future peak water demands.

The City's certificated area for water is not expected to expand into the Extraterritorial Jurisdiction or into proposed annexation areas, since

these areas are already served by various special utility districts or water supply corporations as illustrated in **Figure 7.4, Water Service Areas**. A detailed analysis of the future water demands is contained in **Chapter 8: Growth Management & Capacity**.

FIGURE 7.4
Water Service Areas



Wastewater Utility Service – College Station Utilities

Services

College Station Utilities is the primary wastewater treatment provider in College Station and is responsible for the collection and treatment of domestic and commercial sewage from customers within College Station's City limits and within its portion of the Extraterritorial Jurisdiction. The City processes the collected sewage into high quality treated wastewater (effluent) and organic material (biosolids) for fertilizer. The City operates lift stations and wastewater treatment plants. Wastewater services also include clearing stoppages, installing taps, repairing manholes, repairing line breaks, conducting inspections of lines, and performing routine cleaning.

The City of College Station provides continuous sewer service to 29,068 customers (34,743 meters).

The City treats 100% of the collected wastewater to meet or exceed the requirements of the regulating agencies. The system relies on gravity to move the wastewater and when that is not enough, lift stations are used. The effluent produced is currently discharged into Carter Creek and Lick Creek. The City treats the biosolids produced to a level recognized as safe for use on a home lawn or garden, and applies these biosolids on farm land in the area.

Facilities

The City operates two wastewater treatment plants. There are also three existing, private, satellite treatment plants that the City will likely be tasked to operate within the next five years. The wastewater system includes the following:

- 4,900+ manholes;
- 280 miles of wastewater collection lines;
- Two wastewater treatment plants:
 - Carter Creek Wastewater Treatment Plant and
 - Lick Creek Wastewater Treatment Plant; and,
- 10 lift stations.

Based on current facilities, College Station Utilities has a treatment capacity of 11.5 million gallons per day and currently processes an average of over six million gallons of wastewater per day.

The Carter Creek Wastewater Treatment Plant has a treatment capacity of 9.5 million gallons per day and serves the majority of College Station. The Lick Creek Wastewater Treatment Plant has a treatment capacity of two million gallons per day and treats wastewater from the growing south side of College Station. Currently,



“75/90” Rule

The Texas Commission on Environmental Quality (TCEQ) mandates that the City begin planning additional capacity for the wastewater treatment plant when the current system reaches 75% of permitted average daily flow for a consecutive three month period, and that

the two treatment plants combined process over 2.25 billion gallons of wastewater per year.

Future Needs

Assuming build-out of the growth scenario depicted in **Map 2.2, Future Land Use & Character**, the wastewater demand within the City limits will be approximately 13.81 million gallons per day, based on the current demand of 6.16 million gallons per day. This would accommodate a population of approximately 196,000 and would put the City's current wastewater treatment plants beyond their full capacity. However, the population projections for the planning horizon (2030) are approximately 134,000, creating a projected demand of 9.1 million gallons per day, well within the current wastewater treatment capacity.

The City has initiated a policy that permits sewer extension to properties in the Extraterritorial Jurisdiction only upon annexation into the City limits. In the short term, extension to these areas will have a proportionately higher impact on cost of services due to greater geographical distances, increased need for lift stations and package plants, and lower availability of communications infrastructure.

The majority of College Station's future growth will occur in the sewer shed area that flows to the Lick Creek treatment plant. Projections indicate that the Carter Creek Plant will not need to be expanded in the foreseeable future, but the Lick Creek Plant will require expansion in the five to ten year horizon.

Sanitation Service

Services

College Station provides a number of services to meet the local need for the collection of municipal solid waste, including weekly residential collection, weekly bulky item pickup, weekly brush/yard clippings pick up, and weekly curbside recycling pick up. The division is also responsible for the collection and disposal of all municipal and commercial solid waste within the City and the street sweeping operations. Some construction and demolition wastes are collected by private entities regulated through franchise agreements with the City.

The City currently serves 18,000 residential customers, 1,000 commercial customers, and over 9,000 apartment units with 34 full-time and one part-time position and 25 collection vehicles.

As a Clean Texas Leader, the City of College Station has a commitment to waste reduction and recycling. The recycling program and Clean Green activities are designed to help reduce the amount of solid waste deposited into the landfill. In 2008, College Station reduced the amount



On any given day at the landfill, a cycle of inspecting, pushing and compacting the trash into cells and covering the trash with dirt or tarps takes place. Approximately 300 vehicles a day come through the landfill gates.

of waste going to the landfill by 16.4% (3,794 tons) through curbside recycling and clean green brush collection.

Facilities

The Brazos Valley Solid Waste Management Agency, a partnership between the cities of College Station and Bryan, operates the Rock Prairie Road Landfill, a Subtitle D landfill. The landfill currently accepts an estimated 1,000 plus tons of solid waste per day, primarily from the seven-county region including Brazos, Burleson, Grimes, Leon, Madison, Washington, and Robertson Counties, and Texas A&M University. Since the landfill is the only Type 1 facility (the standard landfill for the disposal of municipal solid waste) between Austin and Houston, it currently accepts solid waste from 19 counties.

The Rock Prairie Landfill is nearing capacity and currently has one to two years left of operation (2009-2010) before its closure. The Twin Oaks Landfill facility will be located off of State Highway 30 in Grimes County and will have an air space capacity of roughly 33 million tons solely for waste and an expected life of 37 years.

Future Needs

The City is currently studying benchmark cities to determine best practices for commercial and multi-family recycling strategies in 2009, and intends to expand services into those customer segments in the near future.

Increased manpower and additional equipment will be necessary within the planning horizon in order to meet demand placed on sanitation services by continuing growth and development and future annexations. Based on the projected number of households and current service levels, approximately ten additional staff and seven additional collection vehicles will be needed by 2030. Also, an additional Scale House Operator for Brazos Valley Solid Waste Management Agency will be necessary in 2010, and regulatory requirements will necessitate hiring additional Operations employees as landfill tonnages increase.

Additionally, debt issuance and future servicing liabilities for the construction of the Twin Oaks Landfill Facility will require additional revenues, potentially from a future tipping fee increase. However, revenues from the sale of methane gas generated at the Rock Prairie Road Landfill may mitigate or reduce the impact of future tipping fee increases.

There are two major capital projects anticipated for Brazos Valley Solid Waste Management Agency, the construction of the Twin Oaks Landfill, and the closure of the Rock Prairie Road Landfill. The anticipated schedule for these projects follows:

- Property acquisition, landfill design, and initiation of construction for the Twin Oaks Landfill (2009);
- Initiate Waste Acceptance at the Twin Oaks Landfill (Summer 2010); and,
- Closure of the Rock Prairie Road Landfill (Fall 2010).

Street, Traffic System and Drainage Maintenance – College Station Public Works

Services

Street and drainage infrastructure both facilitate transportation and ensure the health and safety of residents and visitors to the City. These facilities are very costly and demand a lot of attention to protect the investment and value they bring to the City. The Streets and Drainage division has 35 employees and maintain approximately 430 centerline miles of paved streets, 100 miles of sidewalks, 40 miles of storm drain lines, 17 miles of concrete valley gutters, 32 miles of natural creek line, and mow and trim 380 acres of grass.

Traffic Operations' mission is to guide, warn, and regulate motorists, pedestrians, and bicyclists in a safe and efficient manner. The division currently maintains 66 traffic signals, 42 school-zone pedestrian-warning flashers, over 300 linear miles of pavement markings, over 20,000 traffic signs, and over 4,000 parking spaces. The division includes the Traffic Systems Superintendent one traffic systems foreman, four certified signal technicians and three certified signs/markings technicians.

Future Needs

As the City ages and its boundaries grow the need for streets, traffic system, and drainage maintenance will increase. Aging infrastructure generally requires more maintenance and new development and growth through annexation creates new demands for infrastructure maintenance. Recent Neighborhood Integrity and multi-modal transportation initiatives are likely to place a heavier demand on higher expectations for infrastructure rehabilitation and maintenance levels. Additionally, the desire is that attractiveness of the City's corridors are maintained as streets are rehabilitated. These new service demands will require additional staff and resources to maintain and preserve the City's capital investment.

Planning & Development Services

Services

Planning and Development Services is responsible for helping the community make the best decisions regarding the physical development of the City through long range and comprehensive planning. The City is responsible for ensuring that all new development,

As Amended 12-10-15 | Municipal Services & Community Facilities

site work, and construction comply with the Comprehensive Plan and all adopted codes and standards. Additionally, the City provides proactive Code Enforcement for both commercial and residential properties within the City to ensure continued compliance, as well as providing services to established neighborhoods.

Services include land use planning, transportation planning, historic preservation, greenways management, zoning, development review, building plan review, building and site inspections, and code enforcement (including parking, sanitation, health and safety, illegal dumping, livestock, zoning violations, fire codes, and tall weeds and grass). The City also provides Neighborhood Services, including neighborhood planning, training and educational opportunities for residents. There are currently 60 neighborhood/homeowners associations registered with the City's Neighborhood Partnership Program.

The City of College Station currently employs six full-time planners, one for every eight square miles or 15,000 citizens (based on a current estimated population of approximately 91,000 residents). Each planner reviews an average of 290 planning submittals annually, for a total of approximately 1,750 submittals.

The City also employs four Combination Building Inspectors, one for every 12.4 square miles or 22,500 residents. Annually, the Building Division processes over 13,000 inspections, approximately 3,250 per Building Inspector. The City's two Building Plans Examiners each process approximately 1,000 building plans per year.

The City employs six Code Enforcement Officers. Generally, four officers are responsible for enforcing the City's codes and ordinances, each within a specified geographic area that is approximately 12.4 square miles and serving approximately 22,500 citizens. One officer is dedicated solely to commercial zoning violations and another is responsible for all City code violations during night and weekend hours. Annually, Code Enforcement processes approximately 1,435 violation cases per Officer. In College Station, approximately 98% of code enforcement cases are resolved through voluntary compliance.

Additional service level information can be found in the Department's Strategic Business Plan.

Future Needs

As the City ages and its boundaries grow the need for development services will increase. Aging areas of the City generally require more property maintenance code enforcement. These established areas of the community may also benefit from neighborhood planning efforts due to increased neighborhood integrity issues. New development



within the community places a demand on development review and building construction review and inspections.

As the details of initiatives such as Rental Registration Host Parties, and Nuisance Properties are finalized the City will need to determine and prioritize its responsibilities in relation to its staffing levels.

Community Development

Services

The City of College Station encourages the expansion and accessibility of health and human services; expansion and improvement of public

Down Payment Assistance: Up to 10% of the sales price, or a \$10,000 maximum (up to \$14,999 for households of 5 or more) on any home for sale in the City of College Station. The loan is deferred and non-interest bearing. The buyer signs a note and deed of trust with the City, and the note is paid back upon sale of the property, or if the buyer ceases to owner-occupy.

Enhanced Down Payment Assistance: Up to 20% of the sales price, or a \$14,999 maximum on any home for sale that was developed by The City of College Station Economic and Community Development Department or a certified non-profit partner with the same repayment terms as above. Ask for list of eligible properties.

facilities and infrastructure; and expansion of economic opportunities in the community for low- and moderate-income residents. The City receives funding from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program (HOME) grant. The City's Department of Economic and Community Development is tasked with administering these grant funds through programs designed in accordance with the Department's goals, federal regulations, and input from citizens and the City Council. The programs are available to individuals and families whose household income does not exceed 80% of the area median income limits set by HUD.

TABLE 7.1
2009 Median Income Limits

Number in Household	Maximum Income
1	\$31,450
2	\$35,900
3	\$40,400
4	\$44,900
5	\$48,500
6	\$52,100
7	\$55,700
8	\$58,950

SOURCE: City of College Station

The left column (Household) refers to the number of people in the home. The right column (80%) refers to the maximum combined income allowed per year by U.S. Department of Housing & Urban Development guidelines in order to qualify for a Community Development program.

HOME Investment Partnership Program funds are used to expand the supply of safe and affordable housing. Assistance for security deposit payments through the Tenant Based Rental Assistance program, which is managed by Twin City Mission on behalf of the City, averages approximately \$300 per household moving into a housing tax credit property located in College Station. Up to \$14,999 in down payment and closing cost assistance is provided to qualified, income-eligible homebuyers. Reconstruction assistance of up to \$85,000 and rehabilitation assistance of up to \$35,000 is available through low- or no-interest loans to qualified, income-eligible home owners. Minor repair assistance in the form of a grant of up to \$3,000 is available to correct health and safety issues. Finally, HOME funds are used to construct new affordable housing either through City-developed activities or through the support of a Community Housing Development Organization, Habitat for Humanity, or private developers leveraging other sources of funds.

The City's Community Development Block Grant monies are used to provide funding to various non-profit agencies that provide health and human service programs throughout the community. These funds also support code enforcement activities in low- to

moderate-income areas; acquisition of land for future development; and demolition of substandard housing. CDBG funds can be used to finance public facility activities in low- to moderate-income areas. These activities can include park development or enhancement,

Does your home need essential repairs?

Grants and/or deferred forgivable loans are available to make essential repairs. Repairs can include: repair or replacement of windows and doors; electrical repair or replacement; plumbing; heating equipment repair or replacement; other items affecting the health and safety of residents or violations of City ordinances.

improvement or expansion of infrastructure, or improvements to other public facilities such as at the Lincoln Center.

The Department of Economic and Community Development has created a new model to provide more desirable housing

options for income-eligible families throughout the community. This new affordable housing model allows for the construction of homes in newly developed, mixed-income subdivisions and should make the units much more attractive to eligible homebuyers. Further, this change in program direction will add a new element of diversity in local neighborhoods and will serve to better integrate economically challenged families into the community. Additionally, the Department is currently working to create a mixed-use development model that will incorporate elements of affordable housing, economic development, job creation, and recreational amenities.

Library Services

Services

An interlocal agreement between the City of College Station and City of Bryan was approved in 1986 that provides for the administration of the College Station Public Library by the Bryan Public Library System. The interlocal agreement was revised in 1997 with the opening of the College Station library facility in 1998. Together with the Carnegie Library, the Bryan-College Station Library System was created, providing library services free of charge to all Brazos County residents. In Fiscal Year 2008 the Larry J. Ringer Library had a circulation of 439,691 and 87,550 items in its collection. In Fiscal Year 2008, 240,362 people visited College Station’s library a 17% increase from Fiscal Year 2007.

Services offered at the Larry J. Ringer Library include story times, reading programs, public access computers, interlibrary loan program, income tax assistance, and meeting room usage.

Facilities

The Larry J. Ringer Library, located on Harvey Mitchell Parkway, is a 16,000 square-foot facility that opened in 1998. The Ringer Library is one of three in the Bryan/College Station Public Library System, with the other two located in Bryan.

Community Development Block Grant funds must be used to meet one of three National Objectives:

- 1) Benefit Low or Moderate Income people;
- 2) Prevent or eliminate slum or blighted areas; or
- 3) Meeting urgent needs that would pose a serious or immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

HOME Investment Partnership Program funds must be used for housing related activities only. In order to qualify for one of the programs, individual and families cannot have income that exceeds the Median Income Limits, as set by the U.S. Department of Housing and Urban Development.

Future Needs

College Station voters approved the expansion of the Larry J. Ringer Library during the 2008 Bond Election. The proposed expansion includes 15,256 square feet and 16,185 square feet of additional parking. Increased personnel will be needed once the expansion is complete.

Fiber Optic Network

Services

College Station now has several ultra-high-speed Internet options offering communications services that are vital to future growth. Ultra-high-speed internet provides download speeds of up to one gigabit per second – or 1,000 megabits, having a positive impact on local economic development and enhancing the community's quality of life. The ultra-high-speed connection helps commercial users enhance their productivity and efficiency and serves as a tool to attract new businesses. As part of Operation GigaSpeed, Suddenlink introduced its first phase of internet speed increases in College Station in late 2014. Additionally, College Station now leases unused or "dark" City-owned fiber optic cable to offer additional ultra-high-speed internet options.

The City's fiber optic network service includes approximately 60 miles of cable that is owned and maintained by the City. Virtually all of the major communication systems, including the telephone and computer networks, 800 MHz Trunk Radio Service, Utility Supervisory Control and Data Acquisition systems, Traffic Signals, and Wireless Networks depend on the Fiber Optic Network Service to function fully. As part of the Fiber Optic Loop Project, a fiber optic ring connecting all major City facilities was completed in 1999. Since that time, various cable spurs off the main ring and individual cable segments have been installed to add existing smaller sites, traffic signals, and new facilities as they have been built. A new five-year Capital Improvement Program project was approved in 2008 to provide continued expansion and improvement to the fiber optic network.

Facilities

There are approximately 40 discrete City buildings with fixed cabling infrastructure that support telephone, network, cable television, intercom, and two-way radio communications. This infrastructure is comprised of fiber optic cabling, copper network and phone cabling, and coaxial radio frequency cabling, with supporting equipment including: racks, termination panels, cable management, power, and grounding.

Future Needs

Currently, the City's fiber optic infrastructure extends south to the State Highway 6 and William D. Fitch Parkway area and east to Fire Station No. 5. A fiber project is planned along William D. Fitch (SH 40) west to Wellborn Road (FM 2154) to complete the loop in the southern part of the City.

As the City continues to expand to the south, additional fiber optic infrastructure will be needed to support the development of essential public facilities, such as additional fire stations, public schools, and a future police sub-station. The presence of fiber optic infrastructure is essential in the location of City facilities. The fiber network will also serve to connect and provide backhaul for a planned implementation of wireless hot zones in various locations. There is also an identified need for fiber to support video surveillance in select locations to serve as a force multiplier for public safety.

General Municipal Administration

Services

In addition to the various services previously discussed in this chapter, College Station also provides the following external and internal services: City Internal Auditor, Legal, City Management, City Secretary, Fiscal Services, Human Resources, Information Technology, Municipal Court, Budget and Strategic Planning, Public Communications, Public Works, Utility Customer Service, Economic Development, and Emergency Management.

The City of College Station has 924 full-time equivalent positions funded in the Fiscal Year 2009 budget.

Facilities

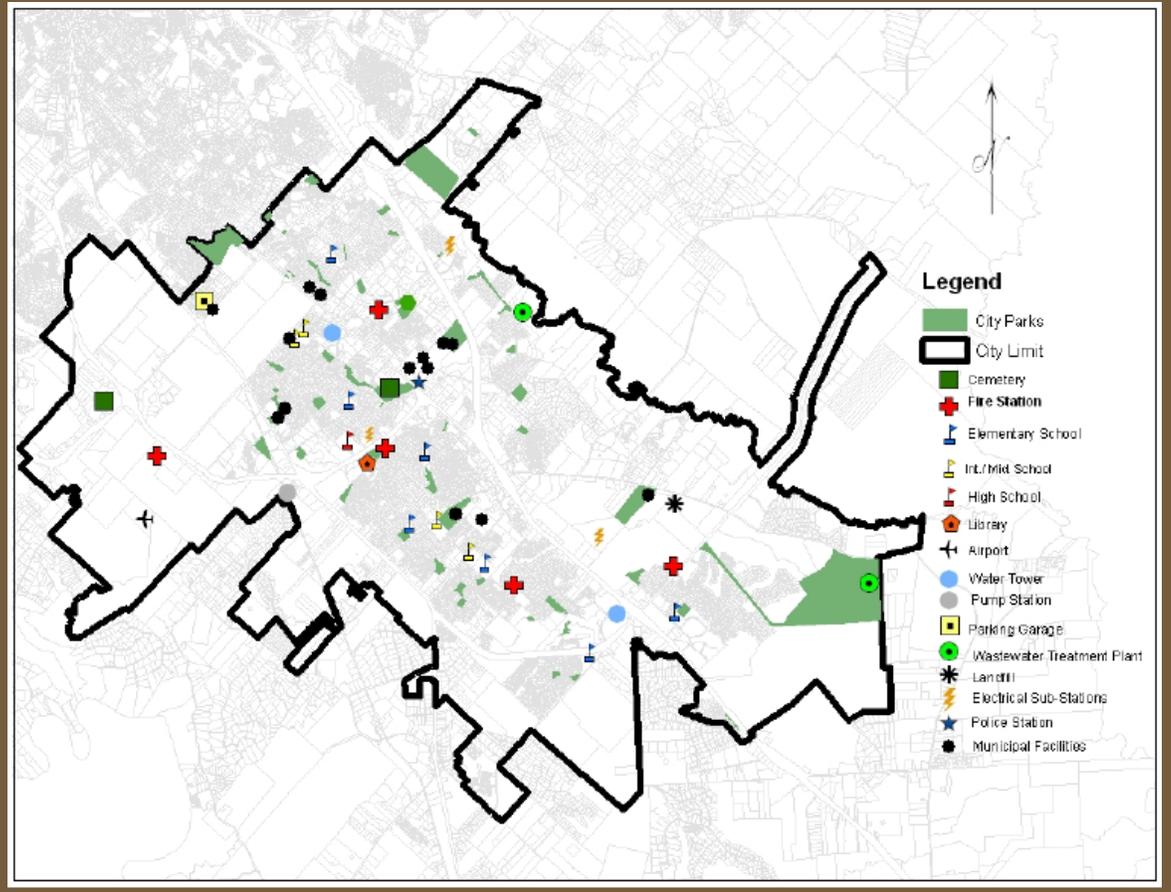
The City of College Station owns and maintains a number of capital facilities and buildings required to perform the necessary administrative functions of the City. These are illustrated in **Figure 7.5, Public Facilities**, and include:

- City Hall – 1101 Texas Avenue (42,585 square feet)
- Economic & Community Development – 1207 Texas Avenue (16,377 square feet)
- Five Fire Stations
- Police Station – 2611 Texas Avenue (29,581 square feet)
- Parks Administration building – 1000 Krenek Tap Road (6,200 square feet)
- Public Works buildings and storage yard – 2613 Texas Avenue (10,025 square-foot administration, 18,700 square-foot shop)
- Municipal Court and Fire Administration Building – 300 Krenek Tap Road (32,000 square feet)



- Utility Customer Service – 310 Krenek Tap Road (12,394 square feet)
- Library – 1818 Harvey Mitchell Parkway (14,200 square feet)
- BVSWMA Landfill / scale house / shop – 7600 Rock Prairie Road
- Five electrical Substations
- College Station Utilities – 1601 Graham Road (11,457 square-foot administration, 7,964 square-foot training center, 23,395 square-foot warehouse)
- Lincoln Center – 1000 Eleanor (13,978 square feet)
- Conference Center – 1300 George Bush Drive (12,416 square feet)
- Cemeteries and Cemetery shop – Texas Avenue, Raymond Stotzer Parkway
- Park facilities, including pavilions, park shelters, playing fields and courts, restrooms, concessions, playground equipment, pools
- Three Park Maintenance / Forestry Shops – Krenek Tap Road, Holleman Drive, Rock Prairie Road
- Exit Teen Center – 1600 Rock Prairie Road (3,957 square feet)
- Northgate Parking Garage – 209 College Main

FIGURE 7.5
Public Facilities



As Amended 12-10-15 | Municipal Services & Community Facilities

- Northgate Surface Metered Parking – Church Street
- Northgate Promenade – Church Street
- Second Street Promenade in Northgate – Second Street
- Wolf Pen Creek Amphitheater and Greenroom – Holleman Drive/Colgate DriveTwo waste water treatment plants
- Two elevated water towers

Future Needs

As College Station's population continues to grow to the projected 134,000 by the year 2030, an additional 396 City employees will need to be added, for a total of 1,320, in order to maintain the current personnel-to-population ratio and existing service levels. The City of College Station has identified several facility needs, including a Convention Center and a new City Hall.



The City has made several past attempts to locate a Convention Center in various locations in the City. One of the biggest challenges has been to acquire sufficient land on which to build a first-class facility. College Station recently purchased property on the north side of University Drive at Tarrow Drive for the purposes of constructing a Convention Center.

College Station's current City Hall was constructed in 1969 and expanded in 1979 and again in 1983. In response to College Station's tremendous population growth, various City buildings have been constructed throughout the years to accommodate the growing number of City employees. This has resulted in numerous inefficiencies, including hampered communication between divisions and time and resource losses from travel between the facilities.

As the number of employees has continued to grow to respond to the service level needs of a growing population, and as public



participation in College Station has increased, it has become clear that the useful life of the current City Hall has passed.

In 2007 College Station contracted with an architect to study its space needs and develop a potential scope and a master plan for a new City Hall. The study showed that the space needed to serve the projected growth was a 69,568 square-foot facility. Adding in 10% "soft-space" to account for future growth, it was determined that a 74,485 square-foot facility would meet the City's needs for approximately 10-15 years.

In an effort to consolidate municipal facilities and services, the idea of a municipal complex has been discussed in recent years. Such a development was envisioned to be located on a large City-owned tract of land bounded by Texas Avenue, Krenek Tap Road, Earl Rudder Freeway (State Highway 6) and Bee Creek.

GOAL, STRATEGIES, AND ACTIONS

Based on input received throughout the Comprehensive Plan update process, the Comprehensive Plan Advisory Committee has addressed the City's municipal service needs by establishing a goal for the City to plan for *municipal facilities that meet community needs, contribute to community character, are sensitive to the surrounding land uses, and provide exceptional municipal services*. The associated strategies and actions outline the steps the City will take in meeting this goal.

Strategy 1: Maintain existing infrastructure.

- **Focus on Infill.** Concentrate municipal services and facilities in infill areas versus fragmenting services.
- **Rehabilitation.** Invest in the sensitive rehabilitation of older water, sanitary sewer, electric, drainage, and other infrastructure in the City's oldest neighborhoods to maintain their viability and attractiveness for private property owners and homeowners.

Strategy 2: Develop, implement and maintain, through regular review, facilities and service master plans that support the planned growth and development pattern.

- **Land Use Planning.** Establish a Land Use Plan that will meet the needs of the growing population through the planning horizon, while being mindful of growth limitations such as a lack of public infrastructure and services.
- **Service upon Annexation.** Develop plans for the expansion of municipal services in conjunction with annexation plans to ensure that the City is prepared to serve its residents upon annexation.
- **Keep Master Plans Current.** Continue to re-evaluate and update, as needed, key master plans every 3-5 years (water,

wastewater, storm water, drainage management, solid waste, electric, Police, Fire).

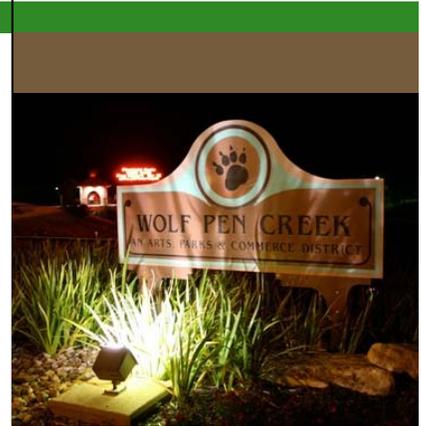
- **Plan for Future Facilities.** Develop a comprehensive facilities plan that meets the future space and functional needs of City employees as well as the desired community space needs.

Strategy 3: Maintain exemplary levels of municipal services.

- **Accreditations.** Pursue and receive accreditations City-wide.
- **City-wide Wi-Fi.** Determine feasibility of a City-wide, public “wi-fi” network (possibly in partnership with the City of Bryan, Texas A&M University, College Station Independent School District (CSISD), Research Valley Partnership (RVP), the Council of Governments (COG), Brazos County, and Blinn College).
- **Water Standards.** Meet or exceed State water quality standards for area streams, and maintain exemplary level of public drinking water quality and associated monitoring.
- **Storm Water Management.** Adhere to and require effective storm water management practices.
- **Economical Service.** Plan utility infrastructure and services and approve development only in areas that can be reliably and economically served within the City’s capabilities.
- **Regional Cooperation.** Continue regional cooperation on solid waste management, and consider opportunities to consolidate or better coordinate other utility services with other area governments or service providers.
- **Excellent Service.** Maintain commitment to an excellent level of system operation and customer service for all City utilities and services.

Strategy 4: Expand municipal services and facilities consistent with growth expectations and to support the planned growth and development pattern.

- **Consolidated Facilities.** Establish consolidated facilities for storage and maintenance of service vehicles and equipment, records storage, materials storage and other needs in locations that are accessible to areas served.
- **Character of Public Buildings.** Design and construct public buildings, facilities and improvements, including a new City Hall, which reflect the character of their surroundings, blend well into existing neighborhoods and districts, and help to establish an identity and quality standard for newly-developing areas of the City.
- **School Facilities.** Communicate with College Station Independent School District on facility coordination opportunities, especially to locate new elementary schools within neighborhoods whenever possible, and to ensure safe/walkable areas around schools.



- **Coordinated Improvements.** Capitalize on opportunities to achieve multiple community objectives through major infrastructure projects, such as coordinated road improvements, utility and drainage upgrades, sidewalk rehabilitation / installation / extensions, and streetscape enhancement.
- **Promote Infill and Redevelopment.** Program utility improvements and extensions to promote infill and redevelopment versus expansion of the urbanized area.
- **Electric Infrastructure.** Continue phased implementation of the long-range Electric Transmission Plan, along with other area partners, to ensure adequate and reliable supply to serve anticipated growth and to maintain College Station Utilities' capability for rapid response to system outages.
- **Water Infrastructure.** Continue phased expansion of water supply resources and associated production capabilities to meet shorter-term peak demands, as well as forecasted longer-term needs.
- **Public Safety.** Expand public safety facilities, including a satellite Police station in College Station and strategically placed Fire Stations, in order to provide adequate service and response times.

Strategy 5: Promote facilities and services delivery practices that encourage resource conservation and protection.

- **Resource Conservation.** Determine practical ways to reduce energy consumption and implement resource conservation strategies in all areas of municipal service provision.
- **Runoff.** Limit the impacts of urban runoff on area creeks and bodies of water.
- **Green College Station.** Implement Green College Station initiatives and use "green" technologies and practices to reduce utility consumption, operate more efficiently, and limit facility impacts on nearby areas of the community.
- **Water Conservation.** Pursue and support local water conservation and re-use initiatives, specifically including the reuse of water to irrigate City facilities.
- **Recycling.** Promote solid waste reduction and recycling by residents, businesses, and local institutions, through the creation of initiatives that provide residents a convenient means of disposing of household hazardous waste.
- **Consolidated Services.** Identify ways to consolidate service delivery and create efficiencies in City government by minimizing sprawl and reducing service delivery costs.