

APPENDIX A
SUMMARY OF SERVICES, COSTS, AND REVENUES
Name of Area: Proposed Greystone South Subdivision
Assumed Effective Date: September 27, 2021

BUILD-OUT ASSUMPTIONS

The area is currently vacant. The area is expected to be developed as a single-family residential development. A total of 59 units are expected at build-out. (There will be 59 units on 59 lots.) The developer has provided tentative expected start dates and projected values of the housing units. (See Attachment 4.) For the purpose of projecting costs and revenues, staff has assumed the following: For the streets, construction will start on April 1, 2022, and streets will be completed by September 30, 2022. Streets will be public and accepted by June 30, 2023. For the 59 housing units, construction will start on October 1, 2022. Two units will be started per month. It will take 12 months for a unit to be completed. Construction of all 59 units will be completed by March 31, 2026.

CITY SERVICES

If the area is annexed, the City would provide services, as explained below. The area is currently vacant, so the demand for services will be minimal in the beginning. As the area develops, the demand for services will increase.

Fire Department-

Fire Protection Services-The department reports that the area can be served by deploying from current stations. City Station 19 at 3481 Walsh Parkway is 2.1 miles away (from the end of Caveson Ct). City Station 7 at 301 Stacey Weaver Drive is 3.1 miles away (from the end of Caveson Ct).

Debt Assumption-Sometimes, the City might need to assume some of the debt of a rural fire department that provides services to an annexed area. On the northern side of the City, areas previously served by the former Westarea station (on Rosehill Road) are now served by the City. These areas are coded in Tax District 0082. However, the area requested for annexation is in Tax District 0081, meaning that Westarea currently serves the area (from Station 15 at 6989 Ramsey Street-which is not fully-staffed). This means that the City might have to assume some of the debt of Westarea, if the value of the annex area is high enough in relation to the current overall value of the Westarea District. A determination will need to be made at the end of Calendar Year 2021.

Fire Inspection Services-The City Fire Department will provide fire inspection services.

Police Department-

Patrol Services-The department reports that it can provide police services to the area.

Public Services Department-

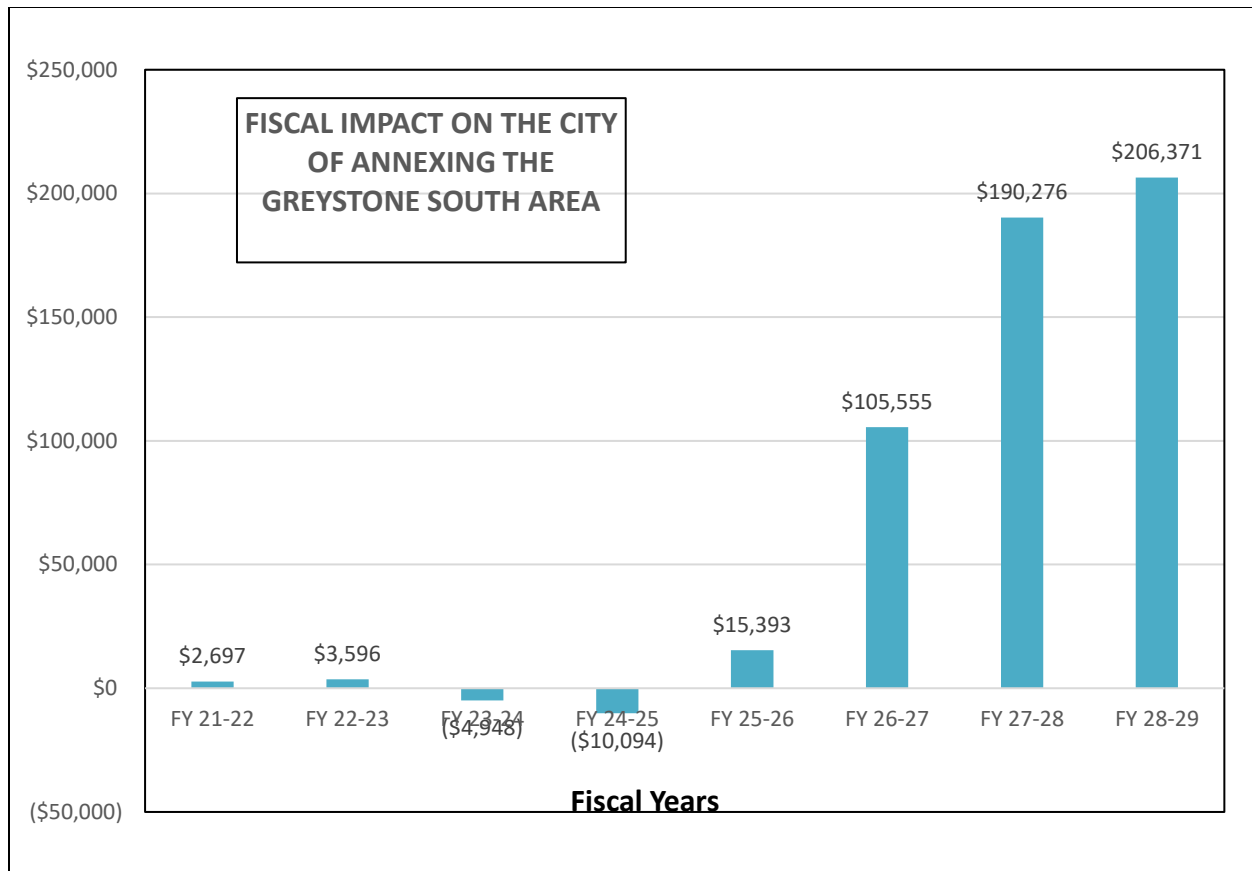
Engineering Division-This division will provide pavement preservation (future sealing and/or re-surfacing), stormwater inspections, and development plan review. The division will have costs (eg, for pavement preservation and stormwater inspections), but they are unknown at this time. There will be revenues (from the Powell Bill for pavement preservation and from the stormwater fee).

Traffic Services and Street Maintenance- Since the future streets to be built in this area will be public, the Street Maintenance Division will provide street sweeping, drainage maintenance, asphalt maintenance, and road inspection. Street sweeping costs are expected to be \$487 annually.

Solid Waste Division-This division will provide services by collecting household waste, yard waste, bulky items, and limbs. Waste Management Company will collect recycling items. There will be one-time costs for roll-out carts and recycling carts. There will also be costs for fuel and the processing of recycling fees. The solid waste fee, currently \$225 per unit, will bring in revenue projected at \$13,275, when the area is completely built-out. Other revenue will be from charges for limb pickup, bulky item pickup, move outs, etc. The division noted that eventually, it will need to add an additional vehicle/route to compensate for the increase caused by recent annexations.

Summary of City Costs and Revenues-The table below shows projected costs and revenues, based on the future build-out assumptions. These numbers were projected with an in-house model. Revenues minus costs are shown in the Chart which follows the table.

	FY 21-22	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29	Totals
COSTS									
Street Maintenance	0	0	3,732	3,732	3,732	3,732	3,732	3,732	22,392
Street sweeping	0	0	487	487	487	487	487	487	2,922
Roll-out carts	0	0	881	1,175	832	0	0	0	2,889
Garbage pickup	0	0	2,592	6,048	8,496	8,496	8,496	8,496	42,624
Recycling carts	0	0	693	924	655	0	0	0	2,272
Recycling pickup	0	0	687	1,603	2,251	2,251	2,251	2,251	11,295
Total Costs	0	0	9,072	13,969	16,453	14,966	14,966	14,966	84,394
REVENUES									
Ad Valorem	2,697	3,596	3,046	2,797	19,335	88,471	157,792	172,402	450,136
Sales Tax	0	0	0	0	8,681	19,843	27,284	27,284	83,093
Beer & Wine	0	0	0	0	182	417	573	573	1,745
Powel Bill- from population	0	0	0	0	788	1,802	2,477	2,477	7,544
Powell Bill- from street miles	0	0	1,078	1,078	1,078	1,078	1,078	1,078	6,468
Solid Waste Fee	0	0	0	0	1,350	6,750	12,150	13,275	33,525
Stormwater Fee	0	0	0	0	432	2,160	3,888	4,248	10,728
TOTAL REVENUES	2,697	3,596	4,124	3,875	31,846	120,521	205,242	221,337	593,239
REVENUES MINUS COSTS	2,697	3,596	(4,948)	(10,094)	15,393	105,555	190,276	206,371	508,846



PWC SERVICES

If the area is annexed, PWC would provide services, as explained below.

PWC Water and Sewer Division

Sewer: There is an existing 30-inch gravity sewer main in the southwestern corner of the property. The developer would install the necessary sewer main extensions/laterals to serve the interior of the area.

Water: There is an existing 8-inch water main stubbed to the southeastern corner of the property where Kimberwicke Drive abuts the property. The developer would install the necessary water main extensions/laterals to serve the interior of the area.

Fire Hydrants: There are no existing fire hydrants in the area. Fire hydrants would be provided by the developer as required by the City Fire Marshall's office.

Costs to PWC: PWC would have normal operation and maintenance costs.

Revenues to PWC: PWC would receive revenue from the new sewer and water accounts.

PWC Electrical Division-

Electrical: PWC currently provides electrical service to Greystone Farms. PWC expects to provide electrical service to the new development. Underground lines will be installed.

Street Lights: PWC currently provides street light services to Greystone Farms. PWC expects to provide street light services to the new development. Underground lines will be installed.

Costs to PWC-PWC would have construction and maintenance costs.

Revenues to PWC-PWC would have revenue from new electrical customers and from street light charges.