

APPENDIX A
SUMMARY OF SERVICES, COSTS, AND REVENUES
Name of Area: Proposed Coventry Woods 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 102 units are expected at build-out. (There will be 102 units on 102 lots.) The developer has provided expected values for the future housing units. (See attached.) Staff has assumed the following dates for different phases of development; there is some overlap. Site preparation will run from January 1, 2022 to June 30, 2023. Street construction will run from July 1, 2022 to December 31, 2023. (Streets will be public and accepted by the City.) Housing unit construction will start January 1, 2023 and the last units will be started by March 31, 2025. Four units will be started per month; it will take 6 months for a unit to be completed. Construction of all units will be completed by September 30, 2025.

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 2.0 miles away. City Station 7 at 301 Stacey Weaver Drive is 3.0 miles away.

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-

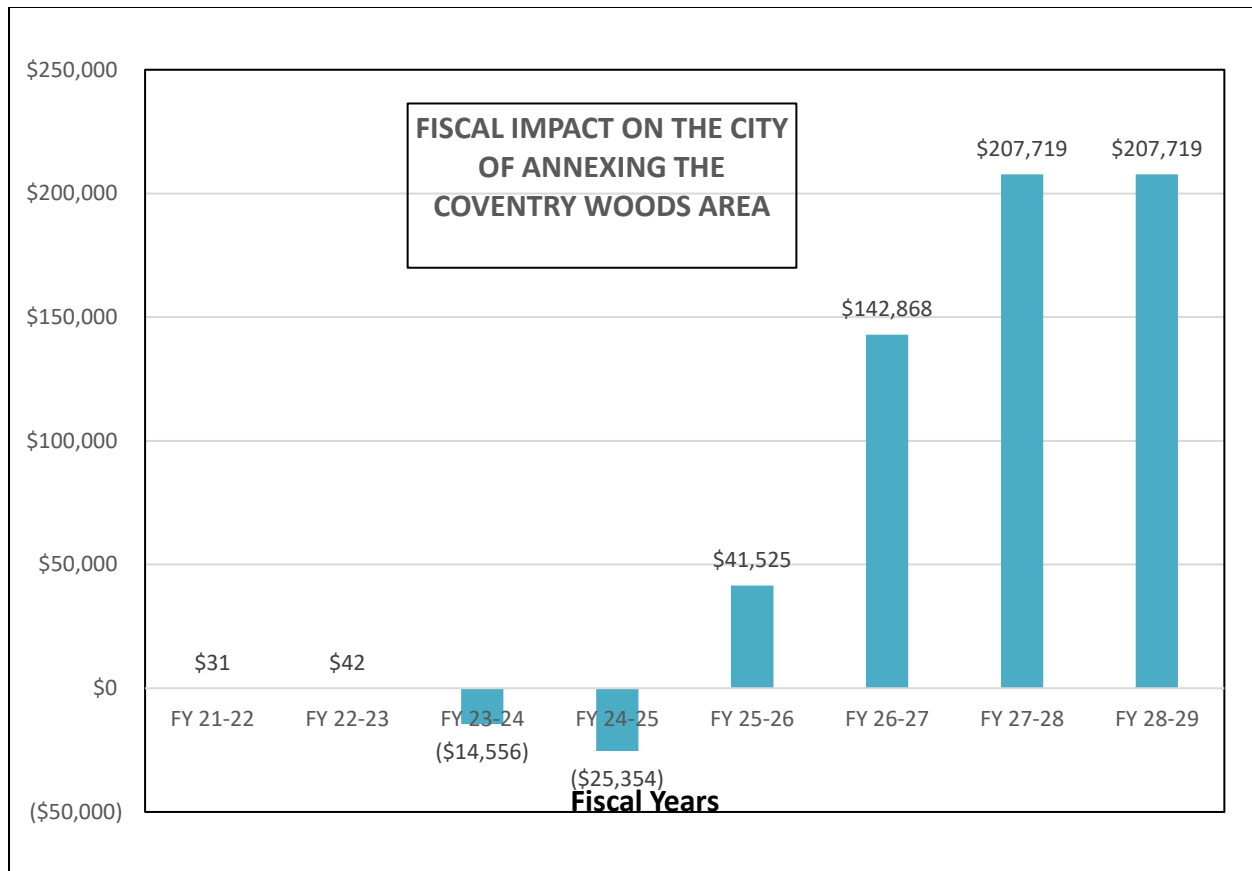
Engineering Division-This division will provide pavement preservation (future sealing and/or re-surfacing), stormwater inspections, and development plan review. The division will have costs (eg, for pavement preservation and stormwater inspections), but they are unknown at this time. There will be revenues (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 \$973 annually.

Solid Waste Division-This division will collect 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 \$22,950, 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	1,719	5,107	5,107	5,107	5,107	5,107	27,254
Street sweeping	0	0	973	973	973	973	973	973	5,838
Roll-out carts	0	0	2,253	2,253	490	0	0	0	4,995
Garbage pickup	0	0	6,624	13,248	14,688	14,688	14,688	14,688	78,624
Recycling carts	0	0	1,771	1,771	385	0	0	0	3,927
Recycling pickup	0	0	1,755	3,511	3,892	3,892	3,892	3,892	20,835
Total Costs	0	0	15,095	26,862	25,535	24,660	24,660	24,660	141,473
REVENUES									
Ad Valorem	31	42	42	32	34,786	98,515	147,752	147,752	428,952
Sales Tax	0	0	0	0	21,290	42,580	47,541	47,541	158,952
Beer & Wine	0	0	0	0	447	895	999	999	3,340
Powel Bill-from population	0	0	0	0	1,933	3,866	4,317	4,317	14,433
Powell Bill-from street miles	0	0	497	1,476	1,476	1,476	1,476	1,476	7,877
Solid Waste Fee	0	0	0	0	5,400	15,300	22,950	22,950	66,600
Stormwater Fee	0	0	0	0	1,728	4,896	7,344	7,344	21,312
TOTAL REVENUES	31	42	539	1,508	67,060	167,528	232,379	232,379	701,466
REVENUES MINUS COSTS	31	42	(14,556)	(25,354)	41,525	142,868	207,719	207,719	559,993



PWC SERVICES

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

PWC Water and Sewer Division

Sewer: There are existing 8-inch gravity sewer mains at several locations near the property. These include: Carswell Drive, Ramsey Street at McCloskey Road, Oakley Drive, and Nandina Court. The developer would install the necessary sewer main extensions/laterals to serve the interior of the area.

Water: There are existing 8-inch water mains at the same locations listed for sewer. 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: Electrical service is very complicated in this area. PWC currently serves Longhill Pointe and The Cottages at Ramsey. Duke serves the front half of Fairfield Farms and South River EMC serves the back half. PWC will not serve the area requested for annexation with electrical service. The reason is that South River EMC has an underground electrical line that runs along the southern side of McCloskey Road. This line entitles South River exclusive rights to serve any premise within 300 feet. There are about 42 lots out of the 112 lots that PWC would not have the rights to serve. If PWC attempted to serve the remaining 70 lots, it would result in a duplication of services as well as create a confusing and possibly unsafe situation when troubleshooting outages. For these reasons, PWC will not provide services to this subdivision.

Street Lights: It is assumed that the electrical provider will also install street lights.

