

Draft Service Plan
for the City of La Feria
“Rabb Road Annexation Area”
August 9, 2013

I. Area Annexed:

The Rabb Road Annexation Area adjoins the City of La Feria’s current western boundary, south of the Expressway. See attached map. More than 80% of the land is being farmed. The Cameron County Appraisal District identifies 69 residences. Table 1 lists the property expected to be included in the annexation.

Table 1. Property covered by this Service Agreement

CCAD property ID	Land		CCAD property ID	Land	
	sq. ft.	acres		sq. ft.	acres
182310	59,677	1.37	182324	42,253	0.97
182311	33,759	0.775	182325	42,253	0.97
182312	85,552	1.964	182326	42,253	0.97
182313	27,181	0.624	182327	87,991	2.02
182314	21,867	0.502	182329	77,101	1.77
182315	79,279	1.82	182330	102,366	2.35
182316	26,746	0.614	182331	43,560	1
182317	39,857	0.915	182334	30,361	0.697
182318	41,730	0.958	182335	115,434	2.65
182319	26,136	0.6	182336	111,949	2.57
182320	132,422	3.04	182337	111,949	2.57
182321	42,253	0.97			
182323	42,253	0.97			
TOTAL				1,466,186	34

Table 2 (next page) identifies properties, located within the boundary of the Annexation Area, but not expected to be annexed because the owners of these parcels will enter a Development Agreement with the City of La Feria, pursuant to Texas Local Government Code (TxLGC) , §43.035.

II. Overview:

Section 43.056 of the TxLGC requires the City to prepare a service plan that provides for the same type, kind and quality of services to be provided to the newly annexed area as presently enjoyed by the citizens of the City who reside in areas of similar topography, land use and population. La Feria may provide these services by any of the means by which it extends the services to any other area of the City. The services and facilities that

Table 2. Rabb Road Properties not being Annexed pursuant to Development Agreements between La Feria and the Property Owners

CCAD property ID	Land	
	sq. ft.	acres
182338	262,231	6.02
182333	127,761	2.93
177364	174,240	4.00
177365	217,800	5.00
177366	217,800	5.00
177367	252,212	5.79
182384	351,965	8.08
182385	595,901	13.68
182386	910,404	20.90
182391	465,221	10.68
182393	2,059,517	47.28
182347	556,261	12.77
182394	914,324	20.99
177452	860,310	19.75
TOTAL	7,965,948	183

will be provided to the annexed area, and the timeframe for providing them, are described below.

III. Municipal Services

Police Protection: The services and jurisdiction of the La Feria Police Department will be offered to, and exerted over, the annexed area immediately upon annexation. The La Feria Police Department has nine patrol officers, two detectives, a warrant officer and a chief. The Department presently has eleven police vehicles. The territory, households and businesses in the annexation area can be provided police services with the department's existing personnel, vehicles, and equipment with no significant diminishment of services to households and businesses within existing city limits.

Fire Protection: The annexation area is currently served by the City of La Feria Volunteer Fire Department through a contract between the City and Cameron County Emergency Services District No. 1. The La Feria Fire Volunteer Department responds to structural, grass and brush, and vehicle fires. The Fire Department is also available to provide rescue services related to drownings, vehicle accidents, structural collapses, and bee attacks. Those services will continue uninterrupted upon annexation. Currently the La Feria Fire Marshall reviews the sufficiency of proposed fire hydrant plans for subdivision plats, in the City's ETJ, including the annexation area. That service will continue uninterrupted.

Emergency Medical Services: The City of La Feria has a contract with South Texas Emergency Care Foundation, Inc. (STECF) for the provision of emergency medical services (EMS) in La Feria. STECF responds to all calls to the La Feria Police or Fire Departments for EMS. Pursuant to that contract STECF, maintains and operates an emergency medical services vehicle and staff that is based at the La Feria Fire Station. Persons who receive EMS from STECF are billed by that company for services rendered. These emergency medical services will be provided to the annexed area immediately upon annexation.

Solid Waste Collection and Disposal: Residents who currently receive solid waste collection services from a private provider may continue to do so for a period of up to two years from the date of annexation. After the two-year period has expired, the City of La Feria will provide solid waste collection services in the annexed area in the same manner as provided elsewhere in the City.

The current city-wide charge for residential solid waste collection services, established by Ord. 2011-12, is \$20.50 per month, which includes weekly pick-up of household garbage and brush. An extra container costs \$5.00/month. Bulky trash, such as furniture, carpeting, construction debris, is collected by the City only upon special arrangement and payment of the extra costs incurred. The account initiation fee is \$20.00 and the required deposit for residential households is \$75.00.

The City of La Feria Public Works Department has four trucks: 1 rear-loader used for only eight commercial accounts still using metal dumpsters and 3 side-loading trash collection vehicles. The City also has one grappler truck and will soon be acquiring a second grappler truck. The Public Works department has ten employees. In addition to the Department Director, the department has two full-time equivalent (FTE) dedicated to brush collection; 1.5 FTE dedicated to garbage collection, one FTE dedicated to the shop, one FTE dedicated to mowing grass, 0.5 FTE completes miscellaneous asks such as erecting signs, filling potholes, helping with mowing, etc., a water and wastewater line supervisor and two water and wastewater line employees, who review plans, repair leaks, connect and disconnect accounts, relocate meters, etc. The City's existing equipment and staff are sufficient to provide solid waste collection and disposal services to this annexation area with no significant diminishment of services to existing customers within existing city limits.

Operation and Maintenance of Water and Wastewater Facilities: The Rabb Road Annexation Area is located within La Feria's Certificate of Convenience and Necessity (Service Area) for public water treatment and distribution and wastewater collection and treatment. The operation and maintenance of existing City water and wastewater lines currently located in the annexation area will continue after annexation.

Maintenance of Roads, Streets and Drainage: This annexation area includes approximately 8,000 linear feet of Rabb Road, 2600 linear feet of Falt Road, and 1700 linear feet of Memorial Drive. Maintenance and repair of these streets and roadside ditches by the City will begin immediately upon annexation to the same extent maintenance and repair is provided to other local streets in other parts of the city with

similar topography, land utilization and population. There are no street lights to be maintained.

The annexation also includes approximately 3,300 linear feet of Business Highway 83 right-of-way, which is operated and maintained by the Texas Department of Transportation. The Texas Department of Transportation will remain responsible for maintenance of the pavement and drainage of U.S. Business Highway 83. The City of La Feria supplements maintenance provided by TxDOT on state roads. The City runs its street sweeper and mows the right-of-way on state highways in the city's jurisdiction. This maintenance will be provided to the newly annexed area to the same extent provided elsewhere in the City. Street lights on U.S. Business 83 will be operated and maintained by the City of La Feria immediately upon annexation.

Maintenance of City Park and Recreation Facilities: There are no existing City park and recreation facilities within the annexation area. If in the future a public park is located in the annexation area, it will be maintained on the same basis and at the same level as provided throughout the City. City parks located elsewhere in the City are available for use by the residents of the annexation area on the same basis and at the same level as such use is available to current residents in the city.

Other Services including planning, zoning, code enforcement, animal control, library, youth recreation, court and general administration: Being located within the City's ETJ, proposed subdivision plats in this annexation area are now reviewed by the City Planning Department and the County Planning Department. After annexation, the City will continue to review plats and County review will cease. The other city services will be provided immediately upon annexation. Youth from this annexation area are now permitted to participate in youth recreational activities, such as football, baseball, softball, basketball, and summer recreation. That participation will continue. Full use of the library is permitted to residents of the annexation area and that will continue

IV. Capital Improvements:

A. Water and Wastewater –

The City's water and wastewater treatment plants have ample capacity to serve the annexation area. Currently 28 accounts on Rabb Road receive city water.

The City has a 12" water line extending from the water treatment plant the entire length of Rabb Road to U.S. Expressway 83. As part of the city project funded by the Texas Water Development Board's 2011 Drinking Water State Revolving Fund, a water line will be installed along Pancho Maples Drive from the City's main line near the La Feria Canal to Rabb Road. The new water line will be available in 2015.

The City has limited current capacity to provide wastewater collection services to the annexation area. The City has a 12" wastewater gravity line on the west side of Rabb Road from Business 83 north to the lift station (300' south of the Expressway). The City also has a 6" gravity line along Memorial Drive from East Solis Road to Rabb Road. With funding from the Texas Water Development Board, final engineering is being

completed for construction of a wastewater lift station, south of Business 83 and west of Rabb Road, which has a service area of approximately ____ acres. Additionally, the existing businesses and residents on the southside of Business 83, west of Rabb Road will be able to connect to the City's wastewater services. Installation of the line is expected to be completed in 2015.

In the near term, annexation will not cause or require any additional water or wastewater infrastructure. The existing homes that are not connected to the city's water and wastewater services are served by wells and OSSF on lots that are of sufficient size to meet state standards for continued use of these individual systems. Any additional water or wastewater facilities needed in the area are expected to be constructed and installed by the property owner who desires to connect to the city's system or the developer that proposes the use that requires the additional facilities. The City of La Feria, the City of La Feria Industrial Development Corporation, or the La Feria Economic Development Corporation may choose to participate in the installation and construction of additional water or wastewater facilities, on a case-by-case basis, when in their determination such investment is warranted to facilitate economic development.

The City Code of Ordinances, Section 13.03.071, authorizes the City to require property owner to connect to the public sanitary sewer line whenever a residence is located within 100' of the public line. Notwithstanding this legal authority, the City's policy has been to mandate connection to the public sanitary sewer system only in cases where a risk to public health is present. One indication of a risk to public health is a lot that does not comply with the minimum lot size required by Texas Commission on Environmental Quality (TCEQ) for an on-site sewage facility (OSSF), which is currently one-half acre for a single-family residence. This service plan incorporates that city policy.

Similarly, connection to the City's water system will not be mandated for existing residences, in the absence of a risk to public health. One indication of risk to public health is a lot that does not meet TCEQ's minimum size for a domestic supply water well or minimum distance from an OSSF. TCEQ now requires a one acre minimum lot size for a residence serviced by a well and OSSF and a minimum distance between a domestic supply well and an OSSF of 150'. These standards may change in the future and the City will enforce any stricter standards adopted by the TCEQ.

B. Drainage: The Rabb Road Annexation Area is now drained primarily by AN-47, on the east side of the La Feria Main Canal, which funnels storm water run-off to the north, across Business 83 and Expressway 83, then east, then south again, back across the Expressway, Business Highway 83 and the railroad, then on to the Arroyo. The City will soon begin construction of major drainage improvements that will re-route run-off from AN-47 to AN-49, where it can be carried more directly to the Arroyo Colorado. The project entails improving the borrow ditches alongside the La Feria Main Canal, as well as improving the Arroyo Colorado levee crossing and installing a levee pump for those occasions when the floodway is closed. The drainage improvements are funded by several federal disaster recovery and mitigation funds. The result will be significantly improved drainage for this area.

C. Streets and Roads

The City will soon reconstruct and improve Rabb Road between U.S. Business 83 and U.S. Expressway 83. The width of the pavement will be increased to 40 feet, allowing one travel lane for each direction, a continuous left-turn turn lane, and paved shoulders. Additionally, the roadside drainage swales will be converted to underground pipes. The road improvements are funded by a combination of several federal disaster mitigation and recovery programs. It is expected to be completed within one year.

The City's General Fund provides for the routine maintenance and repair of city streets. City property taxes levied on this area, assuming continuation of current land uses and current tax rates, will yield a total of approximately \$22,600 annually. The General Fund is not expected to fund construction of new streets or major repair of existing streets. Certificates of obligation are sometime used by the City to complete major repairs on existing streets. In limited circumstances, the City has obtained and utilized community development block grant funds to reconstruct and re-pave city streets. However, these funds can only be used in areas that qualify as low income.

This Service Plan proposes no capital improvements for Rabb Road, south of Business 83, Memorial Drive or Falt Lane (which is a caliche road in some parts and a dirt road in other parts). Developers who propose intensification of land use in the annexation area, either residential or commercial, that require additional or improved streets will be responsible for the construction of such streets, consistent with City standards, in a manner consistent with Texas Local Government Code, Chapter 395. The City of La Feria, the City of La Feria Industrial Development Corporation, or the La Feria Economic Development Corporation may choose to participate in the installation and construction of additional streets, on a case-by-case basis, when in their determination such participation is justified to facilitate or support economic development.

Nonetheless, the City of La Feria recognizes that street improvements in one area of the community benefit the entire community, both directly and indirectly, and the City will endeavor to improve the south section of Rabb Road and Memorial Drive as soon as resources are available, to the same extent existing streets are reconstructed in other areas of the city with similar topography, land utilization and population.

Street lights will be installed in the Annexation Area by developers proposing to intensify land use or to convert agricultural land to urban use. Until such intensification of land use is proposed, the semi-rural and rural character of the area will be protected, in part, by dark skies and absence of street lights. La Feria will pay the cost of electricity to operate the street lights when and if they are installed in the annexation area.

D. Sidewalks – Sidewalks will be installed in the annexation area to the same extent they are provided in other parts of the City with similar land use and population.

E. Parks – Parks will be created in this this annexation area to the same extent they are provided in other parts of the City with similar land use and population. Residents of the annexation area will have access to all city parks and recreation facilities, both existing and future, to the same extent as residents in other rural parts of the city.

V. Specific Findings:

The City Commission of the City of La Feria finds and determines that this proposed Service Plan will not provide fewer services nor a lower level of service in the annexation area than were in existence immediately preceding annexation, nor will the annexation cause a significant diminishment of services to areas already within City limits.

Furthermore, the City Commission of the City of La Feria finds and determines the quasi-rural nature of the annexation area is characteristically different from more intensely developed areas within the City's corporate limits. Consequently, due to the differing topography, land utilization and population density, the service levels ultimately provided in the annexed area may differ from service levels provided to other areas of the City. The City of La Feria will undertake to provide to this annexed area the same type, kind and quality of service presently enjoyed by the citizens of the City who reside in areas of similar topography, land utilization and population.