

CITY OF WILLIS
Annexation Service Plan

I.
TERRITORY

This Service Plan is applicable to the territory, which is described in Exhibit A, attached to this document.

II.
GENERAL PROVISIONS

a. Effective Term. This Service Plan shall be in effect for a ten-year period commencing on the effective date of the annexation.

b. Amendment or Renewal. This Service Plan may be amended from time to time as provided by Local Government Code, Sec. 43.056(e), (j), and (k). Renewal of the Service Plan shall be at the sole option of the City Council.

c. Intent. It is the intent of the City of Willis that this Service Plan shall provide for the delivery of full municipal services to the annexed area in accordance with State law. The failure of this plan to describe any particular service shall not be deemed to be an attempt to omit the provision of such services from the annexed area. The delivery of municipal services may be accomplished through any means permitted by law.

III.
SERVICES TO BE PROVIDED WITHIN THIRTY DAYS

These services will be provided within the annexed area within 30 days of the effective date of the annexation.

a. Police Protection. Police services include criminal investigations, routine patrol, traffic enforcement, and dispatched response to both emergency and non-emergency service calls.

All police patrols originate from a central station located at 200 South Bell Street, Willis Texas. Police patrols currently operate in 12 hour shifts to provide 24-hour service.

The annexed area will be incorporated into a patrol schedule, which may be altered from time to time in response to service demands, shifts or growth in population, future annexations or other relevant considerations. It is anticipated that services within the annexed area will be provided utilizing existing levels of personnel and equipment.

b. Fire Protection. Fire protection is presently provided to the City of Willis by the North Montgomery County Voluntary Fire Department, associated with Montgomery County Emergency Services District No. 1 (ESD), a political subdivision of the State of Texas. The City of Willis does not fund nor is it associated with the operation of the local voluntary fire department or ESD. It is expected that similar fire protection will be provided by the voluntary fire organizations in the area at a level substantially equivalent to the level of services provided to other areas of the City which are comparable in terms of population, density and patterns of land utilization.

c. Solid Waste Collection.. Solid waste collection is not provided by the City, and the City has a franchise with Waste Management, a solid waste collection company. The City invoices the City customer for the monthly garbage collection charge with its water and sewer charges.

d. Gas Utility Service. The City does not provide gas utility service. CenterPoint Energy, a public gas utility company, provides utility gas service, which is not presently available to all parts of the City, and is not expected to be provided to the annexed area at this time.

e. Emergency Medical Services. The existing level of service provided by the Montgomery County Hospital District emergency medical services and private services will be available to the annexed area.

f. Health Code Enforcement Services. The Montgomery County Health Department will continue to provide the enforcement of County, State and Federal health regulations and statutes, as presently provided to the residents of the City.

g. Maintenance of Water and Wastewater Facilities. Within the annexed areas, the City of Willis provides public water service at the non-resident rates. Upon annexation, each City water customer will pay the lower City resident rates.

There are no known wastewater facilities, which are owned and operated by another water or wastewater facility. The City, at its sole option, may negotiate for the acquisition of service rights and/or facilities within the area served by any such utility operating within the annexed territory.

Water and wastewater (sewer) services will be provided in accordance with the applicable City ordinances regarding extension of such services. City sewer services are not available to all portions of the City at this time.

Privately owned and operated water wells and septic tanks are not operated or maintained by the City. By City Ordinance, all buildings in the City must be connected to City water. Existing septic tank and sewage facilities may be continued in operation by

their owners provided that they are operated and maintained in accordance with any applicable permit requirements and do not present a threat to health or safety.

h. Maintenance of Roads, Streets and Street Lighting. The City of Willis will provide maintenance of public streets and ditches in the annexed area previously maintained by Montgomery County. Highways, such as Interstate Highway 45, State Highway 75, FM 1097, and FM 2432, which are a part of the State or Federal highway systems, remain the maintenance responsibility of the State Department of Transportation. Emergency repairs will be undertaken as needed to rectify hazardous conditions which pose an immediate threat to safe traffic operations. Other maintenance projects will be prioritized on a citywide basis and scheduled based on a variety of factors, including surface conditions, rideability, age, traffic volume, and available funding. Street light maintenance is provided by the local power company, Entergy, on a contract basis. Entergy will repair or replace defective streetlights upon the request of City.

i. Maintenance of Parks, Playgrounds and Swimming Pools. There are no public parks, playgrounds, or swimming pools within the annexed area, which will become the responsibility of the City of Willis. The City Parks will be available for the residents of the annexed area. Public school playground facilities will remain the responsibility of the Willis Independent School District. State and County park facilities will remain the responsibility of those entities. Private recreational facilities, open spaces and swimming pools are unaffected by the annexation.

j. Maintenance of any other Public Building, Facility or Service. Annexation does not transfer ownership of most public buildings, facilities or services, all of which should continue to be maintained or provided by the public entity that currently owns or provides them. Privately owned facilities, including privately owned and operated storm water detention facilities, are not affected by the annexation.

k. Building Inspection. The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling, and enforcing all other applicable codes which regulated building construction within the City of Willis.

l. Planning and Zoning. The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Willis Zoning Ordinance will extend to this area on the effective date of the annexation. The property will continue to be regulated under the requirements of the City of Willis Subdivision Ordinance. These services can be provided within the department's current budget.

m. Library. Free library use privileges are available to anyone residing in this area through the Ruth Francis Meador Memorial Library, the Montgomery County branch library located at 709 W. Montgomery Street.

An appropriate maintenance program or provisions of any facilities or services, which become the responsibility of City, are not covered by this Service Plan.

IV. CAPITAL IMPROVEMENTS

Construction of these capital improvements will be substantially completed within 2 ½ years, unless otherwise indicated.

a. Police Protection. No additional capital improvements are needed at this time to improve police services.

b. Water and Wastewater Facilities. After giving due consideration to (1) the topography, (2) land use, (3) population density, (4) the adequacy of existing retail utilities, private water wells and septic tanks, (5) anticipated levels of demand, and (6) the existing City utility infrastructure, the City Council has determined that there is no present need for the expansion or extension of the City's water and wastewater facilities, beyond that which is required to be installed by a developer for new utility infrastructure to the developer's property.

From time to time, upon the written request of an interested property owner, the City will consider whether or not changed conditions have resulted in a need for line extensions to serve property within the annexed area, which was developed at the time of annexation. The determination of a need for the extension will be made in accordance with the City's water and wastewater treatment (sewer) service extension policies. These policies are summarized in this Service Plan.

It if is subsequently determined that line extensions are necessary, then the City will cause the construction of such necessary lines to be commenced within two (2) years and substantially completed within four and one-half (4 1/2) years of the land owner's written request. The City specifically reserves the right to recover the cost of such line extensions from benefited property owners in any manner which is permitted by law.

c. Roads, Streets and Streetlights. The roads and streets necessary to serve any new development are generally provided by the owner/developer of the property. The City is not required to construct streets where property has been previously divided without provision for access.

No new roads or streets are needed at this time. Upon request and in accordance with the City's standard practices, the City will provide for the installation of street signs which are necessary for traffic safety.

d. Parks, Playgrounds, and Swimming Pools. No capital improvements are needed at this time to provide recreational services.

e. Other Public Buildings, Facilities or Services. No capital improvements are needed at this time to provide other public services.

**V.
WATER AND WASTEWATER SERVICE EXTENSION POLICIES**

The City provides fee-based water and wastewater services to the portions of the City which are not within an area served by another water or wastewater utility. Water and wastewater services are generally only provided to lots that have been properly subdivided or platted in accordance with the City Subdivision Ordinance. The City may decline to provide service to any property which is not platted.

For lots which have water or wastewater lines in an abutting street or easement, the owner may receive water or wastewater service by applying for a City tap and paying any required fees.

The provision of water and wastewater facilities for new development within the City is primarily governed by the City's ordinances. New development must be served by owner/developer-provided public water and wastewater facilities, which meet the City's standard requirements. Upon construction and dedication by the owner/developer, the City agrees to provide services via the facilities and thereafter to maintain them.

Facilities necessary to serve a new development are provided at the sole cost of the owner/developer. Such facilities include not only those which are located within the owner/developer's property, but also any exterior mains which must be extended to connect property under development to the point of connection with the City's existing facilities. The City need not compensate the owner/developer for the ordinary costs of extending exterior mains. The owner/developer may be reimbursed for ordinary exterior main extension costs through the imposition of lot or acreage fees to be levied against other adjacent properties upon connection to the owner/developer constructed mains.

The City may require that the owner/developer provide oversized water or wastewater facilities. Whether a particular line sizing constitutes "oversizing" is determined upon the basis of generally accepted sound engineering design practices.

In newly annexed areas the City examines the need for line extensions to serve existing development, which does not currently receive water or waste water services. The City will determine the need for the construction of lines and facilities to serve existing development after giving due consideration to (1) the topography, (2) land use, (3) population density, (4) the adequacy of existing private water wells and septic tanks, (5) anticipated levels of demand, (6) capital costs and (7) the feasibility that the capital costs incurred may be recovered over a reasonable period of time. The City will not undertake line extensions to serve such existing development unless the new lines will

be logical, reasonable and prudent extensions of the City's existing facilities.

From time to time, upon the request of an interested property owner the City will consider whether or not line extensions previously deemed unnecessary have become necessary as a result of changed conditions.

The City may recover the capital costs of extending water or wastewater facilities to serve existing development through the use of impact fees, assessments or any other method authorized by law.

Once sewer lines become available in an abutting street or easement, the City will require that existing development connect to the City sewer system if the private septic tank serving the property ceases to function or becomes a threat to health or safety.

Leonard Reed, Mayor

ATTEST:

Brenda Burns, City Secretary