

## **Sicom Annexation**

This Service Plan ("Plan") is made by the City of Houston, Texas ("City") pursuant to Chapter 43 of the Texas Local Government Code. This Plan relates to the annexation of one tract of land known as the Sicom Annexation Area ("Annexation Area") into the City. The Annexation Area covers approximately 4.9095 acres and is located immediately northwest of and adjacent to the city limits. The Annexation Area is located west of Aldine Westfield Road and north of Farrell Road. One hundred percent of the area is in Harris County. The entire Annexation Area is in an unorganized area, i.e. the area is not currently in a Municipal Utility District (MUD). It is contiguous to the City's full purpose jurisdiction to the east, and it is located very close to a westerly boundary of the Northwood MUD. The Northwood MUD has requested annexation of this tract of land upon its annexation into the city.

Sicom Business Park USA, LLC requested the annexation, and the area is being annexed for general purposes as a result of a petition submitted to the Planning and Development Department by Sicom Business Park USA, LLC on October 18, 2013.

### **EFFECTIVE TERM**

This Plan will be in effect for a five-year period commencing on the effective date of the annexation, unless otherwise stated in this Plan. Renewal of the Plan shall be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council which refers to this Plan and specifically renews this Plan for a stated period of time.

### **INTENT**

It is the intent of the City of Houston to plan for the provision of full municipal services as required and defined by the Texas Local Government Code, Chapter 43.

The City reserves the right guaranteed to it by the Texas Local Government Code to amend this Plan if the City Council determines that changed conditions or subsequent occurrence, or any other legally sufficient circumstances exist under the Local Government Code or other Texas laws to make this Plan unworkable or obsolete or unlawful.

### **SERVICE COMPONENTS**

As used in this Plan, providing services includes having services provided by any method or means by which the City extends municipal services to any other area of the City. This may include causing or allowing private utilities, governmental entities, and other public service organizations to provide such services by contract, in whole or in part. It may also include separate agreements with associations or similar entities.

#### **1. EARLY ACTION PROGRAM**

The following services will be provided in the Annexation Area commencing on the effective date of the annexation, unless otherwise noted.

**a. Police Protection**

The Houston Police Department (“HPD”) will provide protection and law enforcement services in the Annexation Area. These services include:

- normal patrols and responses;
- handling of complaints and incident reports;
- special units, such as, traffic enforcement, criminal investigations, narcotics, gang suppression, and special weapons and tactics team.

As part of the planning leading up to this annexation and the concurrent annexation of any adjacent areas, the City will redraw beat boundaries, as required, to balance work load and include the Annexation Area.

HPD anticipates providing service to the Annexation Area with an average response time of not more than the City-wide average.

**b. Fire Protection, Inspection, Investigation and Emergency Medical Services**

The Houston Fire Department (“HFD”) will provide all Fire, Emergency Medical, Arson and Life Safety Bureau services consistent with those provided to citizens served in the general purpose boundaries of the City of Houston.

**c. Solid Waste Collection**

As with all non-residential entities located within the city limits of Houston, this commercial property owner must contract with a private solid waste collector.

**d. Maintenance of Water and Wastewater Facilities**

The developer of the annexation tract will construct all necessary infrastructure to serve its tract of land in accordance with the City of Houston’s in-city MUD consent conditions and connect to the existing Northwood MUD system. Following such connection, water and wastewater service will be provided by Northwood MUD. The facilities will be maintained and operated by Northwood MUD.

Concerning wastewater, Northwood MUD’s wastewater is treated by the City of Houston Intercontinental Airport Regional Wastewater Treatment Plant.

The District has wastewater capacity in the plant for the proposed construction.

Concerning water, the developer will construct a 12-inch water line along Aldine Westfield Road and will connect to the existing Northwood water facilities.

**e. Maintenance of Roads and Streets, Including Street Lighting**

The Traffic and Transportation Division and Right-of-Way and Fleet Maintenance Division of the Department of Public Works and Engineering will maintain public streets over which the City has jurisdiction. These services include:

- emergency pavement repair;
- ice and snow monitoring of major thoroughfares;
- repair maintenance of public streets on an as-needed basis. Repair maintenance operations include pothole repair, filling depressions (level up), full-depth repair, and utility cut repairs.

This annexation will add the westerly half of a small portion of Aldine Westfield to the city (the easterly half is already located within the city limits). It will be maintained by the City where it is in the city.

Any necessary public street or bridge rehabilitation or reconstruction will be considered on a City-wide priority basis. Streets that have been dedicated and accepted for maintenance will be included in the City's preventative maintenance program. Preventative maintenance projects are prioritized on a City-wide basis and scheduled based on a variety of factors, including surface condition (distresses), rideability (smoothness), age, traffic volume, functional classification, and available funding.

If necessary, the Traffic and Transportation Division of the department of Public Works and Engineering will also provide regulatory signage services in the annexation area. Traffic signal, stop, and all other regulatory studies are conducted in conjunction with growth of traffic volumes. All regulatory signs and signals are installed when warranted following an engineering study. Faded, vandalized, or missing signs are replaced as needed. "CALL BACK" service is provided 24 hours a day, 365 days a year through 311 for emergency repair of critical regulatory signs.

For major thoroughfares and collectors, the repainting of street markings is on an as needed basis. All improved intersections and roadways are striped upon improvement. All roadways are restriped and remarked as needed.

Street lighting will be maintained in accordance with state law. The City will pay the cost of electricity for public streetlights. As public street lights need to be replaced, the City will replace them with like or equivalent poles and fixtures. Specific poles will vary according to availability of poles and fixtures.

**f. Maintenance of Any Other Publicly-Owned Facility, Building, or Service**

Should the City acquire any other facilities, buildings, or services necessary for municipal services located within the annexation area, an appropriate City department will provide maintenance services for them.

**CAPITAL IMPROVEMENTS PROGRAM**

The City will initiate the construction of capital improvements necessary for providing municipal services for the annexation area as necessary.

Each component of the Capital Improvement Program is subject to the City providing the related service directly. In the event that the related service is provided through a contract service provider, the capital improvement may not be constructed or acquired by the City but may be provided by the contract provider. The City may also lease buildings in lieu of construction of any necessary buildings.

**a. Police Protection**

No capital improvements are necessary at this time to provide police services. The annexed area will be serviced from existing facilities with existing police personnel. The beat boundaries will be redrawn as needed to accommodate the newly annexed area.

**b. Fire Protection**

No capital improvements are necessary at this time to provide fire services. The annexed area will receive fire suppression services from existing facilities with existing personnel.

**c. Emergency Medical Service**

No capital improvements are necessary at this time to provide EMS services. The HFD will provide emergency medical services first response for medical emergencies.

**d. Solid Waste Collection**

Not applicable – privately contracted.

**e. Water and Wastewater Facilities**

Capital improvements are necessary to provide water and wastewater service, which are being designed and constructed in accordance with City standards. The developer is constructing all necessary infrastructure to serve the annexation tract for water and wastewater. The annexation tract is to be annexed by the Northwood MUD, an in-city MUD that will provide water and wastewater service as well as maintenance of the tract upon annexation. There is no cost to the City of Houston for the water and wastewater facilities. The developer will be reimbursed by the Northwood MUD.

**f. Roads and Streets**

The annexation area includes no streets other than a small portion of the westerly half of Aldine Westfield. Upon annexation, the City of Houston will be responsible for the maintenance of the portion (approximately 283 feet) of the roadway where it is in the city. It is not possible to calculate the cost of maintenance as existing roadways are maintained on an as needed basis.

**g. Street Lighting**

The owners of the property are responsible for the contribution of its pro rata share of any costs to provide a joint ductbank and/or a redundant power path to bring an additional Centerpoint circuit onto the site if needed. This would be worked out between Centerpoint and the property owner at no cost to the City of Houston.

**h. Parks, Playgrounds and Swimming Pools**

None

**i. Other Publicly Owned Facilities, Building or Services**

In general, other City functions and services, and the additional services described above, can be provided for the annexation area by using existing capital improvements. Additional capital improvements are not necessary to provide such City services.

**j. Miscellaneous Costs**

The City of Houston will compensate Harris County Emergency Services District No. 24 and Harris County Emergency Services District No. 1 the pro rata share of the debt owed by each district respectively, as required in

the Texas Health and Safety Code upon annexation of the 4.9095 acres. This amount is expected to be less than \$1000.00.

**k. Capital Improvements Planning**

The annexation area will be included with other territory in connection with planning for new or expanded facilities, functions, and services.

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