

# **Chapter 8**

## **Community Services and Public Facilities**

## A. Overview

The purpose of this chapter of the master plan update is to provide a brief summary of the existing municipal services available in the community and to describe the public facilities that house the various departments that provide those services to the community.

## B. Buildings and Facilities

According to the FY03 operating budget, the City of Colleyville employs 169 employees, who are divided into several departments and housed in various buildings located in different locations throughout the community. The following Table 8-1 contains a listing of the City's permanent buildings, showing the dates of construction, the number of square feet in each facility and the number of employees generally housed within each building.

Table 8-1 Major Public Buildings			
Facility Name	Location	Year Const.	Square Footage
City Hall (new)	100 Main Street	2003	29,600
City Hall (old)	5400 Bransford Road		4,570
Library	110 Main Street	2003	23,250
Justice Center	5201 Riverwalk Drive	2003	31,145
Parks Administration	5109 Bransford Road	1966	2,418
Parks Maintenance	5201 Bransford Road	na	2,297
L. D. Locket House	315 L. D. Lockett Road	1970	2,200
Fire Station #1	1900 Hall-Johnson Road	na	4,200
Fire Station #2	312 McDonwell School Road	1999	6,100
Public Works Main Bldg.	1601 Hall-Johnson Road	1982	8,430
Public Works Sign Shop	1601 Hall-Johnson Road	na	720
Public Works Street Storage	1601 Hall-Johnson Road	na	2,046
Public Works Utility Storage	1601 Hall-Johnson Road	na	400
Webb House	408 Shelton	1914 (1)	1,280
McPherson Dairy		1965	2,700

Source: City of Colleyville

(1) Renovated 2003

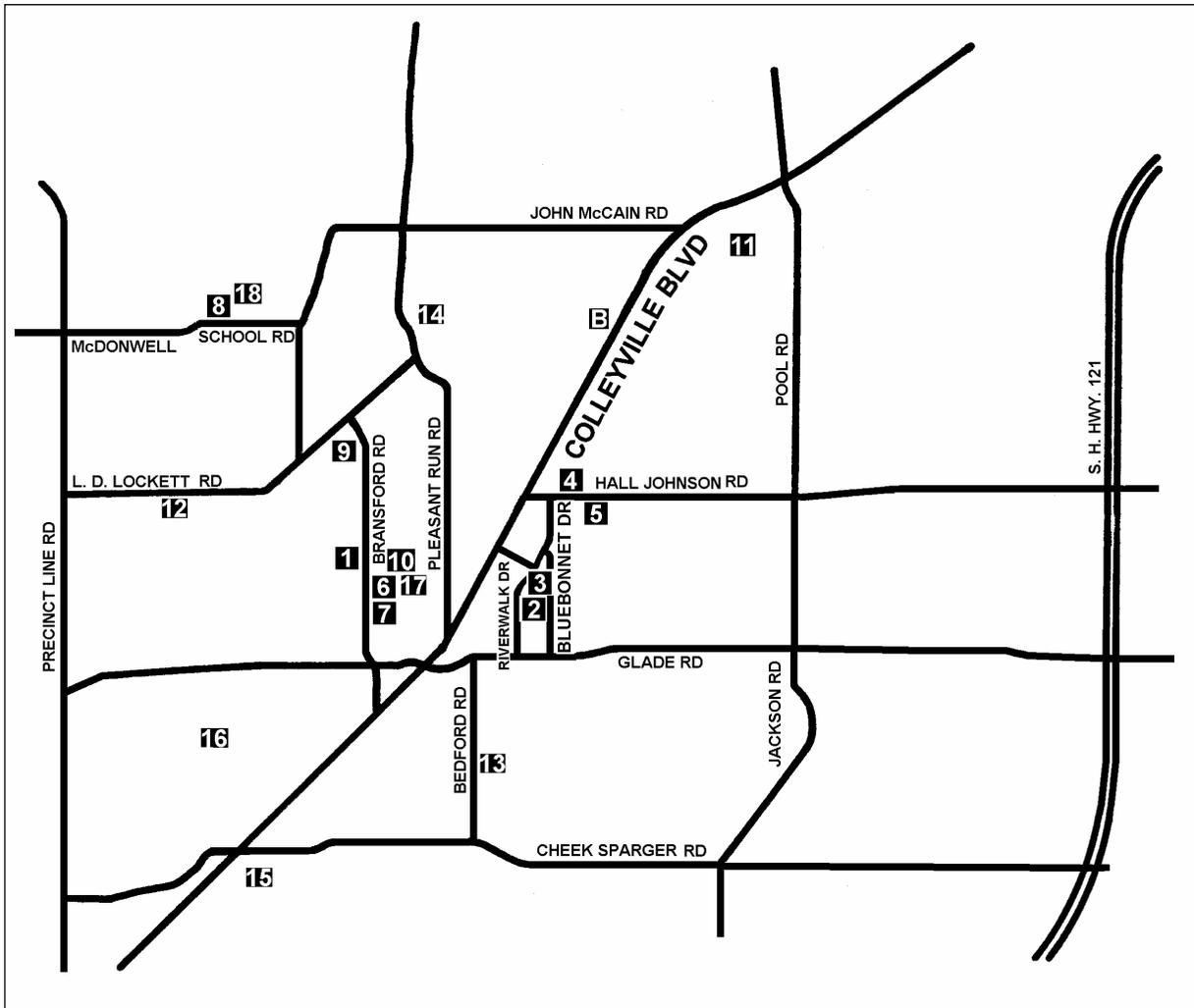


Table 8-2 Municipal Facilities in Colleyville				
Map Number	Facility Name		Map Number	Facility Name
1	Old City Hall		11	Kimzey Park
2	Justice Center		12	L. D. Lockett Park
3	Colleyville Center		13	Sparger Park
4	Fire Station #1		14	Pleasant Run Park
5	Public Works		15	Woodbriar Park
6	Parks Maintenance		16	Nature Center
7	Parks Administration		17	New City Hall/Library
8	Fire Station #3		18	McPherson Park
9	Bransford Park			
10	City Park			

## **City Hall**

The Colleyville City Hall is located at 100 Main Street and contains 29,600 square feet of floor space. Within City Hall are the City Administration Offices, City Council chamber, Utility Billing Office, Human Resource Office, Engineering, Planning, and Building Permit Offices. Construction of the City Hall was completed during 2003 with occupancy during November of 2003. This facility should be adequate to meet the needs of the community for the foreseeable future.

## **Library**

The Colleyville Library is located at 110 Main Street and situated adjacent to the City Hall. The 23,260 square foot building was constructed during 2003 and occupied in November 2003. The facility will contain over 20,000 items, including DVD's, CD's, books on CD's, and large print materials. There are youth and adult services areas and twenty public access computers. The second floor of the facility contains approximately 12,000 square feet and will provide for future expansion of the library to meet the growing and changing needs of the community.

## **Fire Department**

The Colleyville Fire Department currently operates out of two permanent facilities and one shared facility located in an adjacent community. Station Number One, located at 1900 Hall-Johnson Road, is a metal building constructed during the mid-1970's. This facility provides first responder emergency services to the central part of Colleyville and for the area along State Highway 26. Planning for the ultimate replacement of this facility is currently underway with the expectation of constructing a new facility within the next five years. It is anticipated that the new fire station will be located in the proximity of the existing building on Hall-Johnson Road, but not necessarily on the same campus, due to the limited size of the current property. Studies have shown this location offers the most rapid response times compared to other locations in the community.

Station Number Two is located on Martin Road in Bedford and provides first responder services to the southeast part of Colleyville through an interlocal agreement with the City of Bedford. The twenty year contract will expire in 2015 at which time extension of the contract period will be considered or construction of an additional fire station may be required.

Station Number Three is located at 312 McDonwell School Road and provides first responder services to the northwest part of Colleyville. This facility was constructed new and opened in November 1999. The facility has adequate space within the existing building to accommodate an additional piece of emergency equipment.

Table 8-2 Inventory of Emergency Service Vehicles	
Year and Make	Function
2001 Ford/Frazier	Mobile Intensive Care Unit
1999 Pierce	Quint with aerial device
1996 Quality	Pumper
1997 Ford	Brush Truck
1995 Freightliner	Mobile Intensive Care Unit (reserve)
1985 E-One	Pumper (reserve)

Source: Colleyville Fire Department

The needs of the fire department can be divided into three categories, personnel, physical plant and equipment. The department currently has thirty-one full-time employees. As the community grows, and to maintain recommended minimum staffing levels, additional personnel will be required. The City Council is currently reviewing the future building needs of the department and a new facility will likely be constructed soon. The addition of a ladder truck is also a current need.

Table 8-3 Emergency Response Summary	
Year	Number
1998	932
1999	1,037
2000	1,131
2001	1,144
2002	1,062
2003	1,000

Source: Colleyville Fire Department

### ***Parks and Recreation Department***

With the completion of the Parks, Recreation and Open Space Master Plan in 1999, and update in 2002, it is not necessary to duplicate that effort in this document, especially since the information contained in that document generally remains valid and current. However, to support the comprehensive nature of this master plan update, it is worthy

of summarizing the parks and recreation recommendations and needs of the community in this chapter. For a detailed expression of the parks and recreation needs of Colleyville, reference is made to the official Parks, Recreation and Open Space Master Plan - 1999, which is available for review and inspection in the Parks and Recreation Department administrative offices.

Within Colleyville, there are 11 parks and special use facilities totaling 184.43 acres. To supplement these facilities and to expand the recreational resources available to the community, the City utilizes additional sites owned by the Grapevine-Colleyville Independent School District through joint-use agreements. The joint-use arrangements generally allow for activities at several facilities. An inventory of Colleyville's park facilities is contained in Table 8-4 below.

<b>Table 8-4 Colleyville Park Inventory</b>		
<b>Facility Name</b>	<b>Acreage</b>	<b>Park Classification</b>
Bransford Park	1.77	Mini-Park
City Park	40.13	Community Park
Colleyville Nature Center	46.00	Special Use Area
Kimzey Park	20.45	Neighborhood Park
L.D. Lockett Park	4.60	Special Use Area
McCain Park	0.10	Mini-Park
McPherson Park	27.50	Community Park
Pleasant Run Park	22.00	Community Park
Pleasant Run Practice Site	11.47	Special Use Area
Sparger Park	8.47	Neighborhood Park
Woodbriar Park	1.94	Neighborhood Park
<b>Total</b>	<b>184.43</b>	

Source: Comprehensive Parks, Recreation and Open Space Master Plan, City of Colleyville, 1999

The City of Colleyville Parks and Recreation Department offers a variety of organized recreation programs and special events for the community. Additionally, there are a number of youth sports associations that provide organized activities, such as soccer, basketball, baseball, softball and wrestling within the community.

The development of the 1999 Parks and Recreation plan included an extensive needs assessment phase, which identified the need for additional park land acquisitions. The need for additional park lands is supported by park and recreation guidelines published by the National Recreation and Park Association. According to the NRPA guidelines, an additional 145.81 acres of park lands are necessary to meet the needs of the community when the population achieves the build-out estimate of 26,345 (the low

estimate contained in Chapter 4). Specifically, the various recreational use and facility needs of the community are summarized in Table 8.5 below.

<b>Table 8-5                      Recreation Facility Recommendations                      Based on National Recreation and Park Association Guidelines</b>		
<b>Activity/Facility</b>	<b>Existing Facilities in Colleyville</b>	<b>Recommended Facilities at Build-out Population</b>
Baseball Fields	6	5
Basketball Courts	2	5
Football Fields	0	1
Pavilion/Picnic Shelter	6	13
Picnic Tables	37	85
Playgrounds	6	26
Recreation Center	0	1
Soccer Fields	11	3
Baseball, Football, Soccer, Softball Practice Fields	4	21
Softball Fields	3	5
Swimming Pool	0	1
Tennis Courts	6	13
Trails (miles)	6.75	1.3-2.6
Volleyball Areas	2	5

Source: Comprehensive Parks, Recreation and Open Space Master Plan, City of Colleyville, 1999

Colleyville's Parks and Recreation Department operates out of facilities located south of the entrance to City Park on Bransford Road. Administrative staff is housed in a converted single-family residence at 5109 Bransford Road. During 2003, the park maintenance staff and their operating equipment were able to move into the old police and fire department buildings located at 5201 Bransford Road. This consolidation has centralized their facilities and will enable the Parks Department to provide maintenance more efficiently in the future.

Colleyville is somewhat unique in that a large number of residential subdivisions developed in recent years have been approved for zoning using a concept known as "planned unit development". Under the PUD scenario, a developer may reduce minimum lot sizes within the subdivision, provided twenty percent of the overall area within the development is retained for open space. This type of zoning allows the subdivision to produce the same lot yield as a "non-PUD" development, but

encourages the development to provide open space areas for potential recreational use for the residents of the subdivision. However, too often the open space area is consumed for drainage detention rather than serving as a recreational amenity for the development. The City should consider establishing a maximum percentage of the open space that can be used for drainage detention.

In some situations, open space areas serve as buffer areas between the collector street system and the residential lots, thereby producing a rural atmosphere for the neighborhood. A number of residential subdivisions contain large private open space areas that contain water features and private park facilities, such as playground equipment, picnic tables and jogging trails. These private open spaces help to supplement the public park acreage, which may reduce the amount of public park land needed in the future.

The City of Colleyville approved a Parkland Dedication Ordinance in 1991, which allows a developer to donate park land or to pay fees into the Parkland Dedication Fund. The criteria contained in the ordinance establish the minimum size for a parkland donation. Additional criteria ensures that land offered for donation is suitable for use as a parkland facility. If the size and location criteria can not be attained, the developer must pay into the Parkland Dedication Fund.

### ***Police Department***

The Colleyville Police Department is a full service organization currently staffed with thirty-one sworn officers and ten non-sworn full time employees. Officers are assigned to 12-hour shifts with the responsibility of responding to calls for service. The Police Department has dispatching responsibility for emergency 911 calls as well as non-emergency calls for service for police, fire and EMS.

The Colleyville Police Department as well as the Municipal Court moved into new facilities in June 2003. The Colleyville Justice Center, a 31,145 square foot facility located at 5201 Riverwalk Drive, is an outstanding facility that will provide ample space for future growth to meet the law enforcement administrative and operational needs of Colleyville for the next 20 years

### ***Public Works Department***

The Public Works Department occupies four main buildings on the campus located at 1601 Hall-Johnson Road. The staff and equipment at this location provide the primary maintenance services for the water and sewer systems, drainage channels, and public rights-of-way.

### C. Water System Analysis

The City of Colleyville purchases treated water from the Trinity River Authority for delivery through the municipally owned water distribution system. The Trinity River Authority delivers water to Colleyville through metering stations, which are strategically located at three locations in the community. Additionally, Colleyville owns and operates eight existing water wells. However the combined capacity of these eight wells is not adequate to meet daily water needs of the community. The wells are only used periodically to supplement the water purchased from the Trinity River Authority. Listed in Table 8-6 is the annual water consumption for Colleyville, with the peak day identified for each year shown.

<b>Table 8-6</b> <b>Historical Water Consumption</b> <b>1993 - 2002</b>		
<b>Year</b>	<b>Annual Consumption</b>	<b>Peak Day / with volume</b>
1993	1,470,728,000	July 25 <sup>th</sup> 11,528,000
1994	1,303,609,000	July 27 <sup>th</sup> 9,270,000
1995	1,382,308,000	Data not available
1996	1,650,821,000	June 22 <sup>nd</sup> 10,941,000
1997	1,395,514,000	Data not available
1998	1,945,691,000	July 19 <sup>th</sup> 13,875,000
1999	2,039,575,000	August 14 <sup>th</sup> 13,884,000
2000	2,175,600,000	August 9 <sup>th</sup> 15,941,000
2001	2,039,739,000	August 5 <sup>th</sup> 14,753,000
2002	1,881,207,000	August 24 <sup>th</sup> 12,204,000

Source: City of Colleyville, Public Works Department

The fastest-growing category of water user in Texas is cities. Cities use water for residential and business use, restaurants, landscaping irrigation and fire protection. According to the Texas Water Development Board report "2001 Water Use Summary Estimates by City", the state average of per capita water use was 191 gallons per day. The number of gallons per capita per day for Colleyville was 255 gallons. Of the surrounding cities, two used more water on a daily basis: Grapevine (292 gallons per capita) and Southlake (279 gallons per capita).

For emergency situations, Colleyville has available several interconnections with the water systems of neighboring cities. To account for routine changes in the daily consumption demand on the system, Colleyville utilizes water reserves contained in three elevated tanks and one ground storage tank.

<b>Table 8-7 Water Storage Facilities</b>		
<b>Facility Name</b>	<b>Type</b>	<b>Capacity</b>
Overland Trail	ground	1.2 m.g.
Hall-Johnson	elevated	1.5 m.g.
Bransford	elevated	1.0 m.g.
McPherson	elevated	1.0 m.g.
	<b>Total</b>	<b>4.7 m.g.</b>

Source: Colleyville Public Works Dept.

Table 8-7 lists the various water storage facilities and their associated storage capacities. There is an additional 250,000 gallon ground water storage tank located on Riverwalk Drive, but it has been taken off-line due to its deteriorated condition.

In 2002, a private consulting firm employed by the City of Colleyville completed an update to the water system master plan, which recommended improvements to the water system to accommodate the future growth of the community through the build-out period. These improvements generally include (1) a new ground water storage tank to be located on L. D. Lockett Road, and (2) a new pump station to be constructed near the intersection of Bransford Road and State Highway 26.

To improve awareness of water conservation needs, the City of Colleyville distributes the following water conservation awareness information, which is summarized below:

## **Colleyville Implements Water Conservation Awareness Stage 1**

The Summer weather is upon us along with the lawn and gardening growing season. The following measures will help beautify your lawn, plants, and garden, and also help conserve water for all of Colleyville:

- Check Sprinkler System for leaks.
- Check Sprinkler heads for proper adjustment and coverage.
- Mow grass weekly, leaving the clippings on the lawn to return nutrients and organic matter to the soil. General mowing height should be 2 1/2 inches or taller.
- Apply an organic fertilizer 2 - 3 times per year. Add lava sand annually at 40 - 80 pounds per 1,000 sq. ft. to help hold moisture in the soil.
- Adjust water schedule seasonally to allow for deep, infrequent waterings in order to maintain an even moisture level. Start by applying about one inch of water per week in the summer and adjust from there. Water needs will vary from site to site.
- Determine a watering schedule by probing the soil.
- Contact the Tarrant County Agricultural Extension Office.

#### **D. Wastewater System Analysis**

Colleyville does not own or operate a sewage treatment plant, but contracts with the Trinity River Authority for the treatment of domestic wastewater. Several sewage flow metering stations are located around the community to measure sewer flows from the collection system in Colleyville, which enables the Trinity River Authority to bill Colleyville for the monthly sewage treatment costs. A small area of the Grapevine sewage collection system flows through collection lines located in Colleyville. The various sewer metering stations are necessary for calculating and separating treatment costs for each community.

Most of the developed portion of Colleyville is served by the sanitary sewer system, which consists of a network of gravity-fed collection lines that generally drain into either the major trunk sewer line adjacent to Big Bear Creek on the northern boundary of Colleyville or the major trunk sewer line adjacent to Little Bear Creek in the southern part of the community. These two trunk sewer lines are owned, operated and maintained by the Trinity River Authority. Only one small area near Cheek-Sparger Road is not served with a gravity collection system. Sewer in this area flows into a sewage lift station, and then pumped to a gravity line that drains into the TRA trunk line adjacent to Little Bear Creek.

Even though the sewage collection system serves much of the developed portion of Colleyville, there are a small number of customers scattered in various locations around the community that are not currently served by the sewer system. Over the past few years, Colleyville has been able to extend sewer collection lines to several of these unserved areas. Extension of the sewer system to the remaining undeveloped portions of Colleyville will occur as development takes place.

#### **E. Water and Wastewater Impact Fees**

In years past, when communities constructed new water or wastewater facilities in order to meet the additional demands placed on the systems by new growth, the costs for making such improvements were typically passed on to the existing customers through higher user fees. However, since the adoption of enabling legislation in Texas in 1987, many cities have adopted impact fee ordinances for generating funds for future growth-related improvements by collecting a fee at the time the system is accessed.

Colleyville requires payment of water, sewer and roadway impact fees normally at the time a building permit is approved for a new structure. Colleyville adopted its initial water impact fee ordinance on April 3, 1990, with roadway and sewer impact fees being added later, in 1995. The current water and sewer impact fee schedule was

adopted in January 2000. An update to the capital improvements plan and impact fee structure is planned for January 2005.

## **F. Solid Waste**

The City of Colleyville contracts with a private firm for the collection and disposal of solid waste materials in the community. The private hauler collects waste materials from both residential and commercial customers. Billing for the cost of these services is made through the Colleyville Utility Billing Department. The private hauler is also responsible for providing or obtaining a landfill for the disposal of solid waste.

## **G. Municipal Finance**

Planning for the future development of the community should include a brief review of the revenues that are available to finance public improvements and for the day to day operations of the municipality. This section of the master plan update presents information only related to the general fund of the community, since enterprise funds are not available for the routine functions of operating the City.

General Fund revenues over the past five years have increased every year, except from FY00 to FY01, when the community, as well as the country overall, experienced an economic setback. Shown in Table 8-8 are the actual revenues collected for the General Fund for the past five fiscal years with the revenue source indicated.

<b>Table 8-8 General Fund Revenues FY99-FY03</b>					
<b>Revenue Source</b>	<b>FY99</b>	<b>FY00</b>	<b>FY01</b>	<b>FY02</b>	<b>FY03</b>
Taxes	6,852,996	7,424,470	8,024,030	9,017,920	9,397,257
Licenses / Permits	852,489	1,161,363	855,255	913,426	926,083
Fines	472,120	574,769	557,439	534,590	470,887
Charges for Services	307,483	533,665	311,991	464,515	793,527
Interest	239,461	376,663	380,273	200,411	151,839
Miscellaneous	291,418	550,054	365,380	541,353	49,308
<b>Total</b>	<b>\$ 9,015,967</b>	<b>\$ 10,620,984</b>	<b>\$ 10,494,368</b>	<b>\$ 11,672,215</b>	<b>\$ 11,788,901</b>

Source: City of Colleyville annual audit reports

The ad valorem property tax is the largest revenue source for the General Fund. Property valuations have remained strong in Colleyville and the protection of residential

neighborhoods is one of the highest ranking concerns of those citizens who attended the neighborhood meetings associated with this master plan update. It is anticipated that expansion of the property tax base will continue during the build-out of the community as new residential and new commercial building permits are issued. The historical property tax rates for the past ten year period is shown in Table 8-9 below.

<b>Table 8-9 Ad valorem Tax Rates (per \$100 of assessed value)</b>	
<b>Fiscal Year</b>	<b>Tax Rate</b>
1994	.3100
1995	.3262
1996	.3474
1997	.3474
1998	.3474
1999	.3474
2000	.3474
2001	.3474
2002	.3474
2003	.3474

Source: City of Colleyville  
annual audit reports

Supplementing the property taxes are the sales taxes collected by retail businesses for those eligible retail transactions. Since 1982, Colleyville has received a rebate from the State Comptroller's Office for the 1% sales tax levied by the City of Colleyville. Sales tax collections have increased every year until the national economy experienced an economic recession in 2000.

Fortunately for Colleyville, the financing of the community's operation has not been as dependant upon sales taxes as many other communities and the overall effect on the delivery of municipal services during the recession was negligible in Colleyville. With the opening of new retail businesses in the Town Center development during 2003 and business expansion experienced in the Village at Colleyville, sales tax revenues during the latter half of 2003 exceeded the amounts collected for the same six month period of time during 2002, indicating the positive economic benefit these two developments have brought to the community. The annual collection of sales taxes are listed in Table 8-10.

**Table 8-10  
Historical Sales Tax  
Collections (1%)**

<b>Year</b>	<b>Amount (in dollars)</b>
<b>1982</b>	\$ 88,653
<b>1983</b>	195,681
<b>1984</b>	275,727
<b>1985</b>	312,123
<b>1986</b>	355,452
<b>1987</b>	351,236
<b>1988</b>	397,888
<b>1989</b>	552,502
<b>1990</b>	686,085
<b>1991</b>	709,291
<b>1992</b>	826,259
<b>1993</b>	899,519
<b>1994</b>	1,075,069
<b>1995</b>	1,215,262
<b>1996</b>	1,376,188
<b>1997</b>	1,434,931
<b>1998</b>	1,595,679
<b>1999</b>	1,697,439
<b>2000</b>	1,665,698
<b>2001</b>	1,646,829
<b>2002</b>	1,557,265
<b>2003</b>	\$ 1,548,464

Source: City of Colleyville Finance Department