



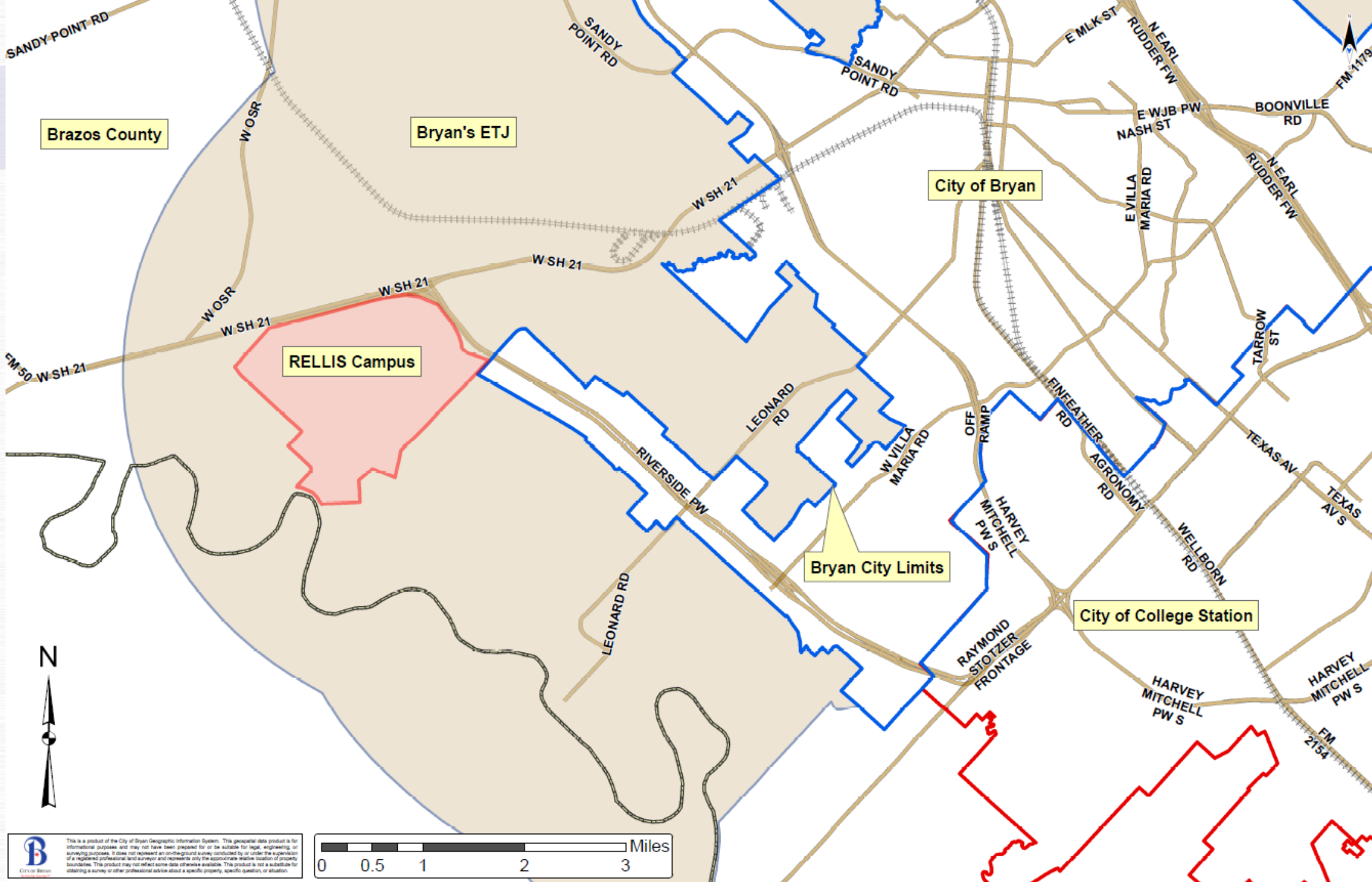
2018 RELLIS Area Annexation Feasibility and Strategy Study Proposed Contract Overview

January 9, 2018

Martin Zimmermann, AICP
Planning Manager

Background

- City Council discussion during August 16, 2016 regular meeting.
- It was opined that annexing the area around the ~ 2,000 ac. RELLIS campus would protect the perimeter of the campus and may benefit the City.
- It was stated that Council would need to know how much an annexation would cost the City.
- Consensus was that more specific information was needed before any decisions could be made.



Brazos County

Bryan's ETJ

City of Bryan

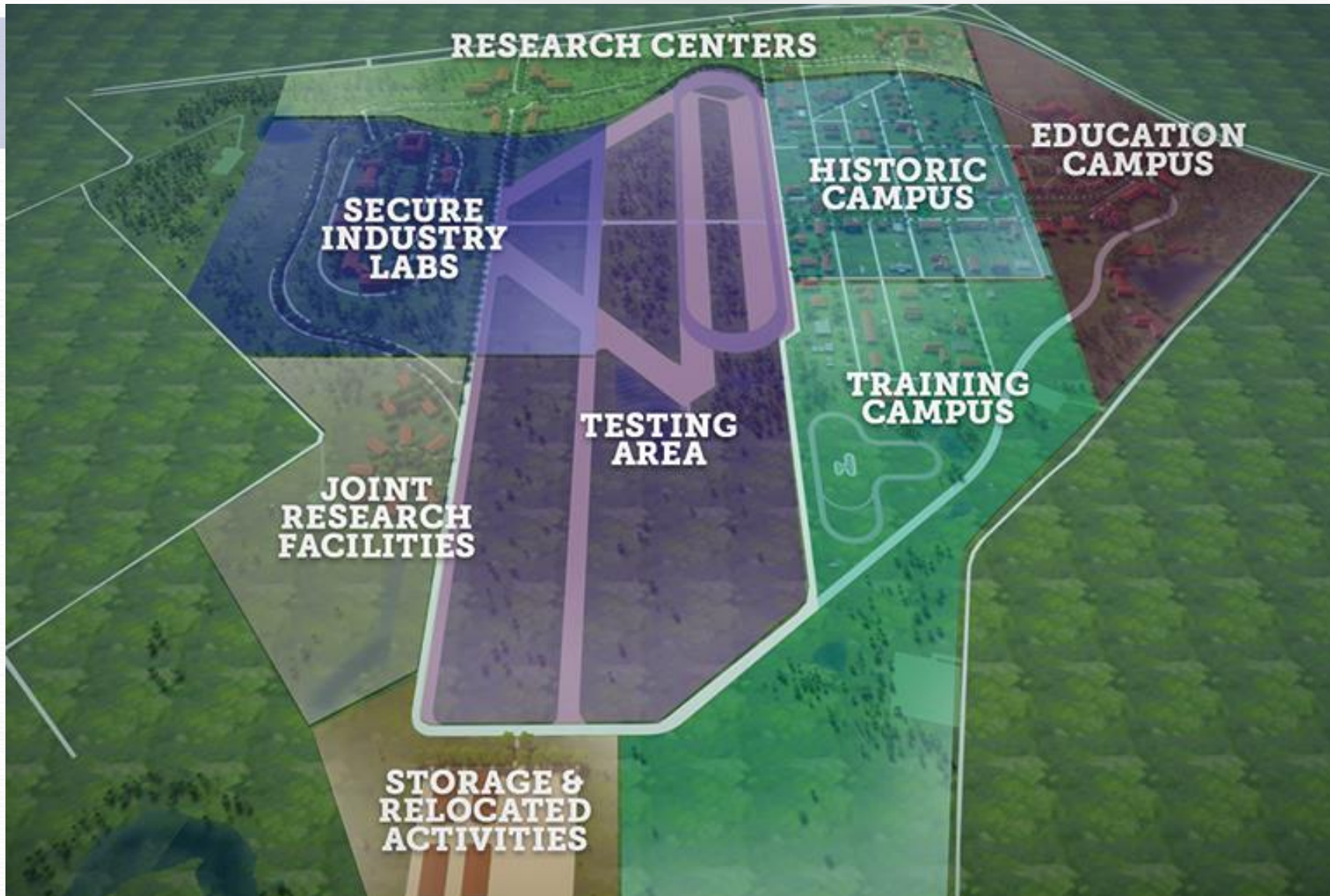
RELLIS Campus

Bryan City Limits

City of College Station

Background

- January 10, 2017 workshop meeting: Council directed staff to seek consultant team.
- Goal: to provide options for unilateral (City-initiated) annexation in the RELLIS Campus area.
 1. Exempt Annexation - area may have any number of tracts so long as no more than 99 of the tracts contain one or more residential dwellings (often referred to as 100 tract annexation).
 2. Annexation Plan - 3-year process.
 3. Combination of 3-year and exempt annexation.



Source: Texas Engineering Experiment Station (TEES) website

Background

- The 85th Texas Legislature passed Senate Bill 6 on August 15, 2017.
- Bill became effective December 1, 2017.
- Involved significant changes to TLGC Chapter 43.
- Should have minimal effect on the annexation procedures for the City of Bryan.
- Different only if a new procedure in Chapter 43 is invoked to reclassify Brazos County from a “Tier 1” to a “Tier 2” county
- Then more onerous requirements for City-initiated annexation would apply, including land owner or voter approval.




Background

- RFQ17-043 released on August 11, 2017 – no firms responded.
- A new, slightly modified RFQ18-008 released on November 10, 2017.
- Kendig Keast Collaborative (KKC) of Sugar Land, Texas, was the only firm that responded.
- Staff negotiated a scope of services for a fee not to exceed \$115,425.
- Contract fees were budgeted in the Development Services Department FY18 budget.
- Contract scheduled for Council consideration on January 23, 2018.

Contract Overview


- KKC will be assisted in this effort by three specialty subconsultants on their team:
- Randle Law Office, LLC, Houston, TX, will fulfill the attorney role on the project,
- TischlerBise, Inc., Bethesda, MD, will fulfill the fiscal/economic impact analyst role
- Kimley-Horn and Associates, Inc., Bryan, TX will fulfill the civil engineer role.

Qualifications for RFQ 18-008 Professional Services for
RELLIS Campus Area Annexation Feasibility and Strategy Study
City of Bryan, Texas
November 29, 2017



Point of Contact:
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in association with
Randle Law Office, LLC
TischlerBise, Inc.
Kimley-Horn

 **KENDIG KEAST**
COLLABORATIVE
towns and cities from coasts to plains

1415 Highway 6 South, Suite D100 | Sugar Land, Texas 77478 | P. 281.242.2960

Contract Overview

- Consultants will obtain relevant information from other key agencies and entities
 - Texas A&M University representatives
 - Brazos County
 - Bryan ISD
 - Bryan/College Station Metropolitan Planning Organization
 - Brazos Valley Council of Governments
 - Research Valley Partnership, etc.).
- Facilitate an initial informal workshop involving City Council, Planning and Zoning Commission.

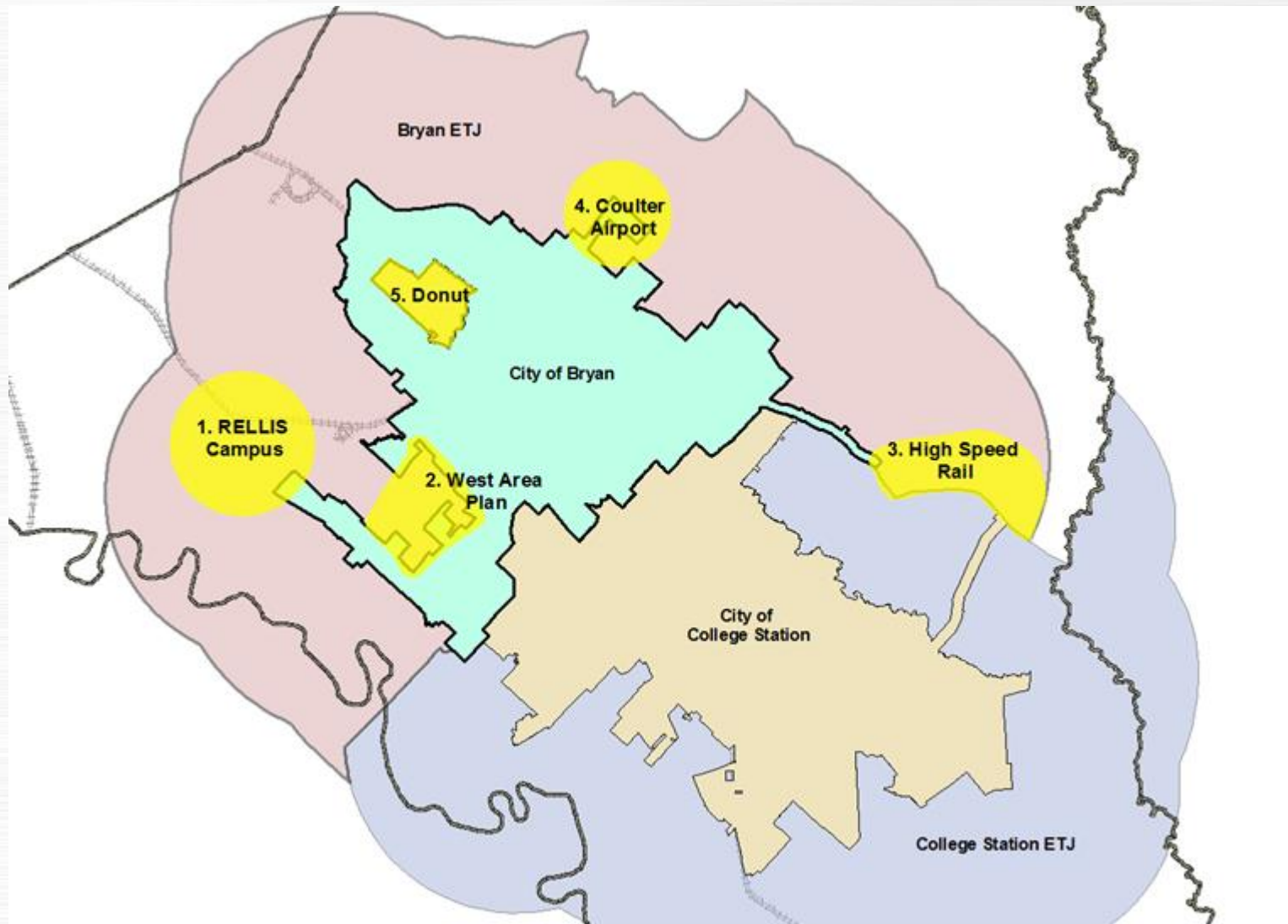
Contract Overview

- Final revised study report expected within 21 weeks (by mid-June 2018).
- Will provide at least three (3) feasibility and strategy options for annexation.
- Each annexation option will be accompanied by at least the following:
 - Detailed maps.
 - An engineer's report on the condition of all infrastructure elements.
 - A future development scenario.
 - A summary of estimated capital, operational, and maintenance expenditure for infrastructure.
 - A fiscal impact report.
 - An estimated cost to the City to complete the annexation process.
 - A timeline for completing the annexation effort.

Staff recommendation

- Staff recommends awarding this contact to Kendig Keast Collaborative.
- Contract will provide the City Council at least three (3) feasibility and strategy options for unilateral annexation in the RELLIS Campus area.
- Consultants will recommend a preferred option with sound justification.
- Final report will include a fiscal impact report and an estimated cost for the City to complete each annexation option.
- Final report components will meet Texas State law requirements - will allow information gathered to be used during an implementation phase for a Council-directed annexation in the future.

Comprehensive Plan – BluePrint 2040



Recommended Areas for Expansion (2016 – 2021):

12,000+ acres

- **Area 1: RELLIS Campus Area**
- Area 2: West Area Plan
- Area 3: High Speed Rail/SH 30 Corridor
- Area 4: Coulter Airport Area
- Area 5: “Donut Hole” – South of N. Texas Ave. and North of SH21



Questions