

CITY OF TEXAS CITY, TEXAS

FIRE AND POLICE JOINT MEMORANDUM



Mayor:
Dedrick D. Johnson, Sr.

Commissioners:
Thelma Bowie
Able Garza, Jr.
DeAndre' Knoxson
Felix Herrera
Dorthea Jones Pointer
Jami Clark

To: Kim Golden, P.E., City Engineer

From: David B. Zacherl, Fire Chief
Joe A. Stanton, Chief of Police

Date: May 5, 2023

Re: Juniper Landing – 228 Multifamily (Kittle Group)
Apartment Complex Data Analysis and Recommendation

We have reviewed the proposed 228 unit complex and analyzed a cross section of three (3) apartment complex business models: standard apartments, age restricted, and Tax Credit. As we understand the proposal, Juniper Landing is an age restricted & Tax Credit complex.

Twelve (12) apartment complexes, the study group, were evaluated for percentage of and number of Fire/EMS and Police responses for the last three years, [2020, 2021, & 2022]:

- 3 complexes are age restricted (55+),
- 2 complexes are age restricted (55+) and Tax Credit,
- 2 complexes are Tax Credit, and
- 5 are standard apartment complexes, neither age restricted or Tax Credit.

Attached are the results of our analysis. The Unit % as a Whole, in red on the first page of the Apartment Complex Chart is the percentage of the total number of units in the study group that a complex has.

For example: the study group has a total of 2,426 units and Colonial Park has 50 units or 2% of the total number of units available [50/2426 = 2%] and averages 7% of the total Fire/EMS responses and 3% of the total Police responses over the last 3 years. Windsor Estates I & II, with 400 units, has 16% of the total number of units and has averaged 5% of the Fire/EMS responses and 8% of the total Police responses over the last 3 years.

Not all apartment complexes are the same. What is being proposed is an age restricted (55+) & Tax Credit apartment complex of 228 units. This type of complex, or its business model, has a direct impact on the number of responses per year one would expect to be generated.

"QPS – Quality Public Service"

The two (2) existing age restricted (55+) and Tax Credit complexes constitute 11% of the available units. However, they account for 36% of the Fire/EMS responses and 17% of the Police responses during the three-year period.

When the other two (2) Tax Credit apartment complexes are included in the calculation the available units account for 31% of the total. However, the average number of responses jumps to 63% for Fire/EMS and 55% for Police.

The 3 Year Percentage Comparison bar graph on page 2 of the attachment clearly illustrates that this type of business model has a direct impact on service delivery requirements for both Fire/EMS and Police.

Next, we look at the Police Incident Count and the Fire & EMS Stack Charts for the 3-year period. Again, these charts clearly indicate that the proposed business model will generate a high volume of responses for both Fire/EMS and Police.

The Mansions at Moses Lake most closely mirrors the proposed apartment complex, age restricted (55+) and Tax Credit, and the number of units: 240 versus the proposed 228 at Juniper Landing. The Mansions are a good indicator of the number of incident responses that may be anticipated. The Mansions have 10% of the units and 21% of the Fire/EMS responses and 11% of the Police responses.

Moreover, the proposed location is within a line of sight of Costa Mariposa and The Retreat at Texas City. Both of which are high volume response complexes in Fire Station 3's District generating 27% for Fire/EMS and 38% for Police with only 20% of the units available.

Following call volume, we looked at the impact an increased number of EMS transports would potentially have on the six (6) area hospitals and one (1) free standing Emergency Room we most frequently utilize and their ability to absorb an increased demand for service delivery without negatively impacting TCFD unit utilization.

To do this we evaluated TCFD Hospital Wall Times. Or stated another way, the amount of time a medic unit is required to wait, while at the hospital, for a nurse and available room. It is important to note this time does not include the amount of time spent on scene or for transport to the hospital. It is simply the time spent at the hospital by the medic crew waiting on a nurse to take the report and accept the patient.

Optimal Unit Utilization for the time spent at the hospital by a medic crew is 20 minutes or less. We have achieved that targeted average approximately 17% of the time over the last three years and that average is dropping. If we look at 20 to 30 minutes that average is 27%. This chart indicates that wall times are steadily increasing as the wait for over thirty minutes has increased from 47% in 2020 to 61% in 2022 or +14% in just the last two years.

We do not have unlimited medic unit resources and the estimated increase in the number of responses required by the proposed business model is certain to have a negative impact on not only medic unit utilization but on area hospitals as well. Moreover, HCA Houston Healthcare Mainland, our primary transport hospital, has no known plans for expansion or improving TCFD unit utilization times.

Population density and number of responses drive fire station expansion, the number of fire stations and apparatus required, and the number of patrol officers needed to service the area. The denser an area's population is the greater the need to place fire stations closer together and hire additional patrol officers to meet service delivery demands.

The last page indicates that the total call volume for Fire/EMS has increased 13.6% since 2017 across the city. However, Fire Station 3, the proposed District location, has seen an increase of 26% during the same time frame but, more importantly, has increased 21% in just the last 2 years.

For reasons explained herein both the Fire Chief and Chief of Police are not recommending approval of the development plan.

This DENIAL of the Juniper Landing multifamily project is based upon 160.053(D)(3)(j) in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare of the citizens and residents of Texas City, TX.

Regards,



David B. Zacherl
Fire Chief
City of Texas City

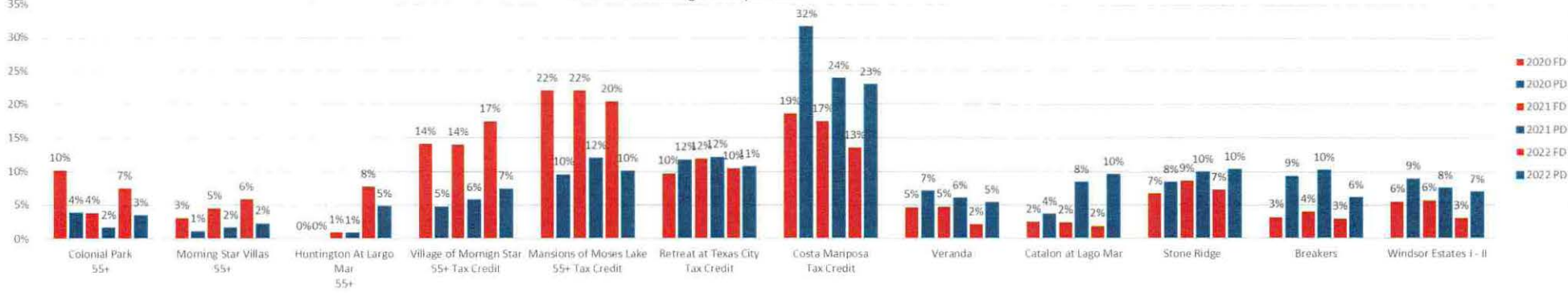


Joe A. Stanton
Chief of Police
City of Texas City

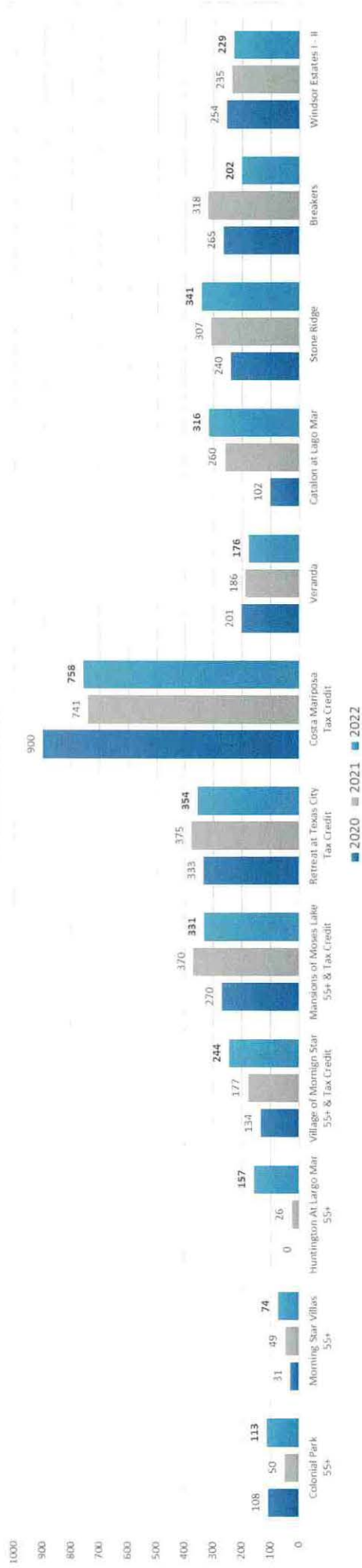
Attachment: Apartment Complex Chart

Property	Unit	Unit % as a Whole	2020 FD	2020 PD	2021 FD	2021 PD	2022 FD	2022 PD	Incident % Average	Incident % Average Fire	Incident % Average PD
Colonial Park 55+	50	2%	10%	4%	4%	2%	7%	3%	5%	7%	3%
Morning Star Villas 55+	100	4%	3%	1%	5%	2%	6%	2%	3%	4%	2%
Huntington At Largo Mar 55+	148	6%	0%	0%	1%	1%	8%	5%	2%	3%	2%
Village of Mornign Star 55+ & Tax Credit	36	1%	14%	5%	14%	6%	17%	7%	11%	15%	6%
Mansions of Moses Lake 55+ & Tax Credit	240	10%	22%	10%	22%	12%	20%	10%	17%	21%	11%
Retreat at Texas City Tax Credit	250	10%	10%	12%	12%	12%	10%	11%	11%	11%	12%
Costa Mariposa Tax Credit	252	10%	19%	32%	17%	24%	13%	23%	21%	16%	26%
Veranda	200	8%	5%	7%	5%	6%	2%	5%	5%	4%	6%
Catalon at Lago Mar	230	9%	2%	4%	2%	8%	2%	10%	4%	2%	7%
Stone Ridge	248	10%	7%	8%	9%	10%	7%	10%	8%	8%	10%
Breakers	272	11%	3%	9%	4%	10%	3%	6%	6%	3%	9%
Windsor Estates I - II	400	16%	6%	9%	6%	8%	3%	7%	6%	5%	8%

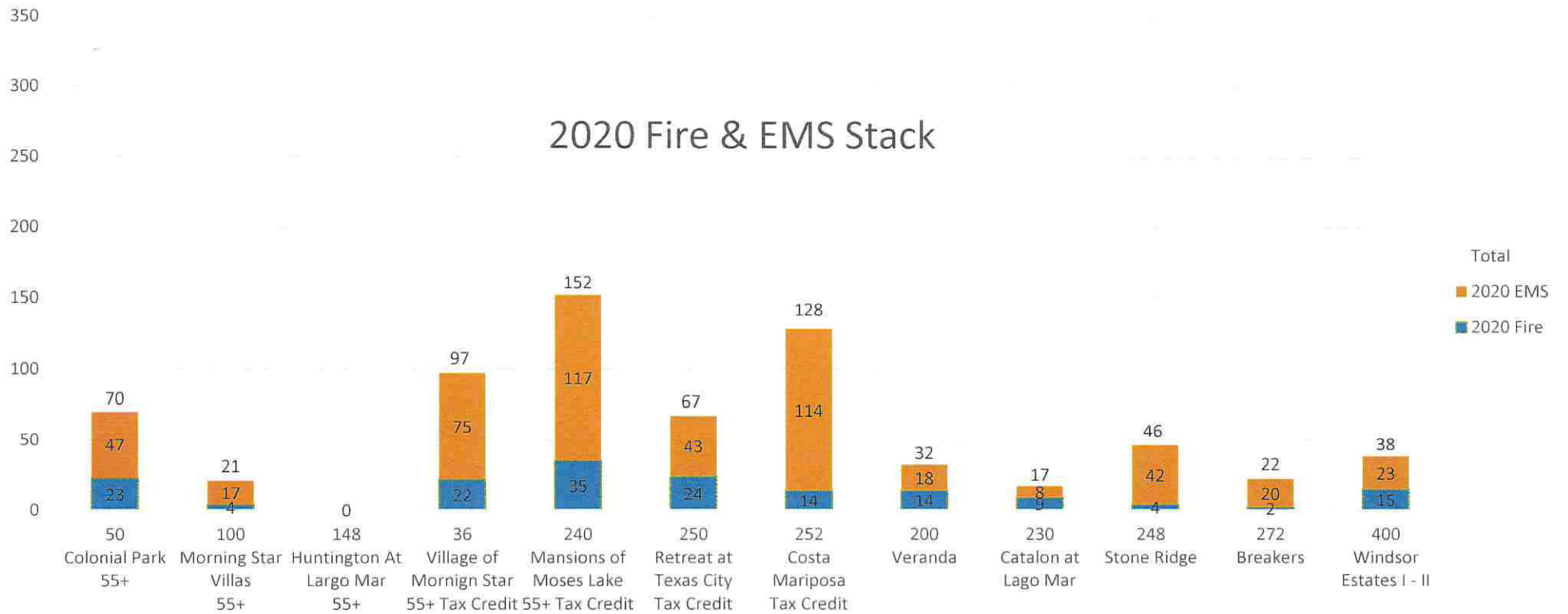
3 Year Percentage Comparison



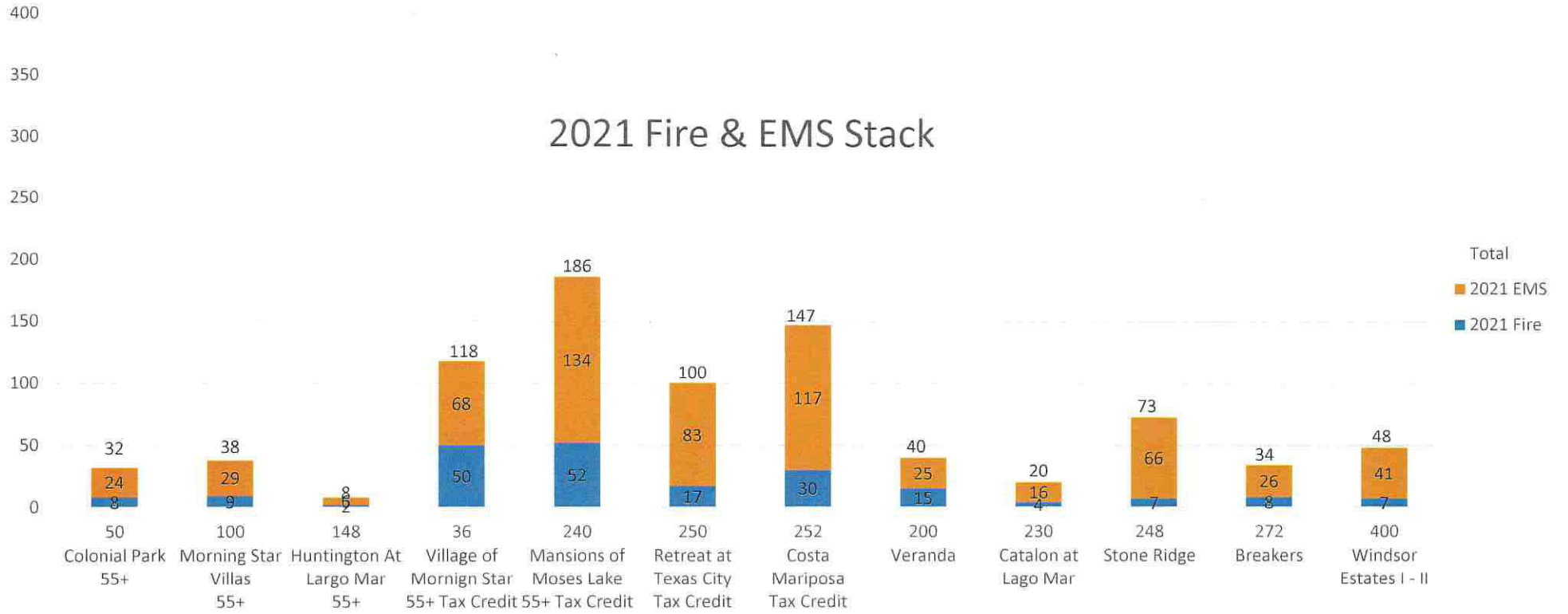
PD Incident Count



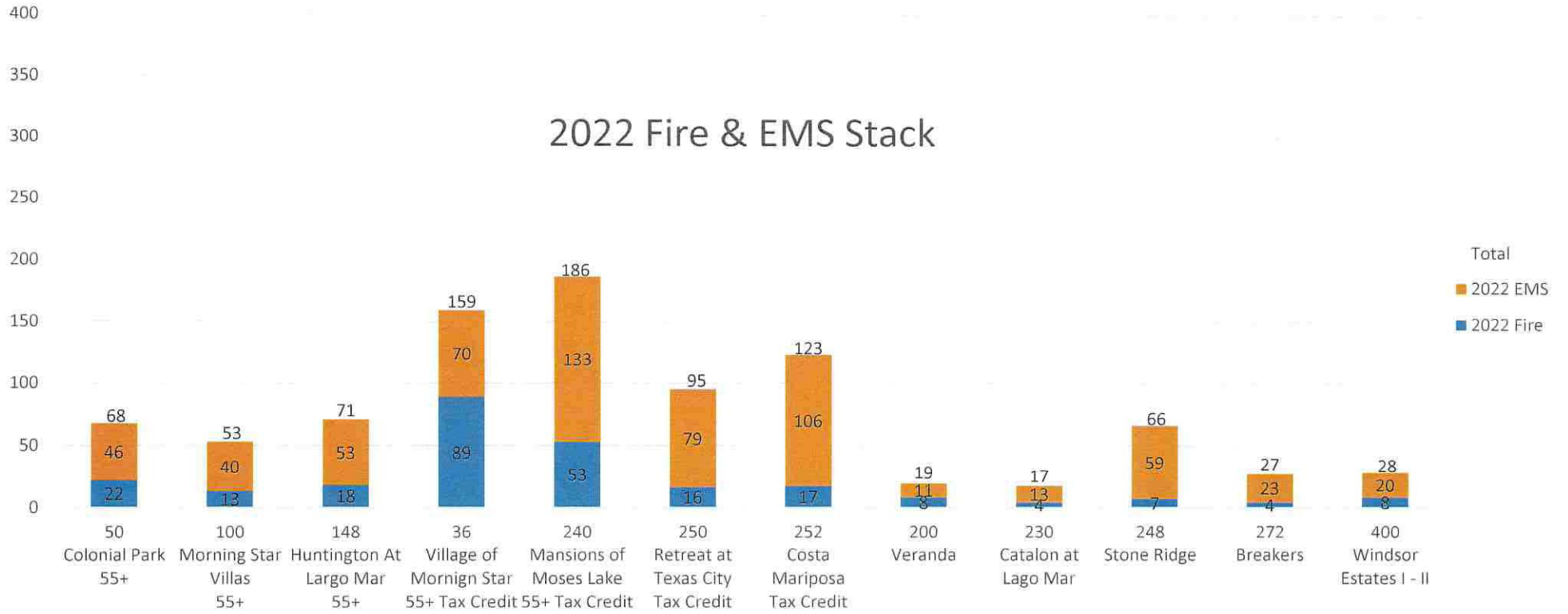
2020 Fire & EMS Stack



2021 Fire & EMS Stack

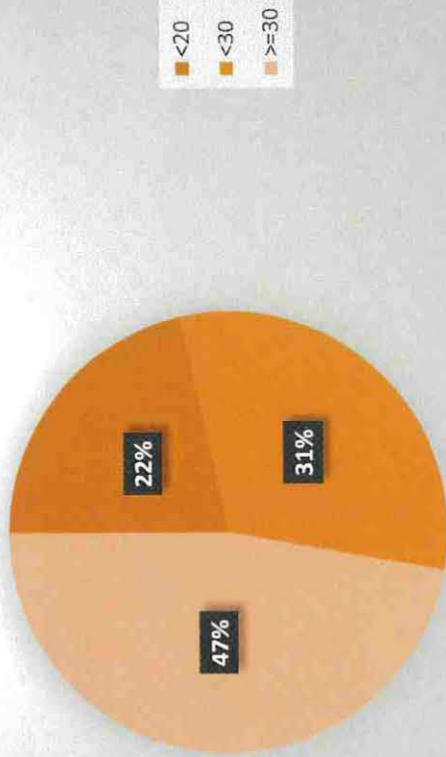


2022 Fire & EMS Stack



	00:00 - 19:59	20:00 - 29:59	30:00 - 44:59	45:00 - 59:59	00:00 - 1:29:59	30:00 - 1:59:59	00:00 - 2:59:59	Total	AVG Time
Clear Lake Regional Medical Center	33	32	114	110	56	8	1	354	0:46:02
HCA Free Standing ER	60	21	6	4	1	1		92	0:21:24
HCA Houston Healthcare Clearlake		1						1	0:24:22
Mainland Medical Center	733	1,194	728	220	125	38	18	3,056	0:30:39
UTMB Victory Lakes	49	52	137	84	20	3		345	0:37:48
UTMB Clear Lake	13	12	27	18	8			78	0:37:23
UTMB Galveston	39	47	124	143	42	6	1	402	0:43:42
2020 Total	927	1359	1136	579	252	56	20	4328	
2020 Percentage	21%	31%	26%	13%	6%	1%	0%	100%	79%
2021 Total	762	1148	1268	862	452	118	57	4663	
2021 Percentage	16%	25%	27%	18%	10%	3%	1%	100%	84%
2022 Total	687	1272	1592	876	511	105	39	5082	
2022 Percentage	14%	25%	31%	17%	10%	2%	1%	100%	86%

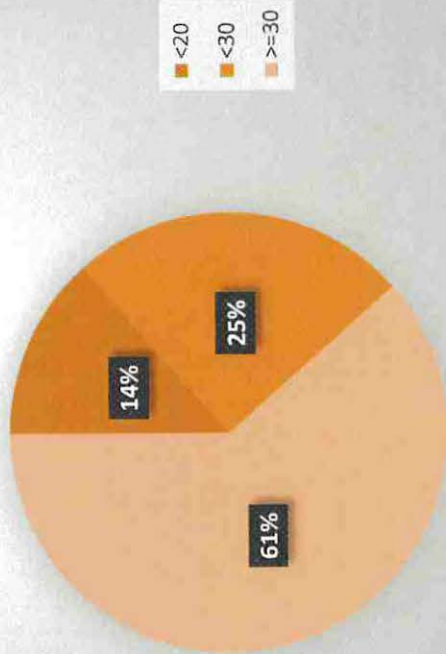
2020 Hospital Wall Times

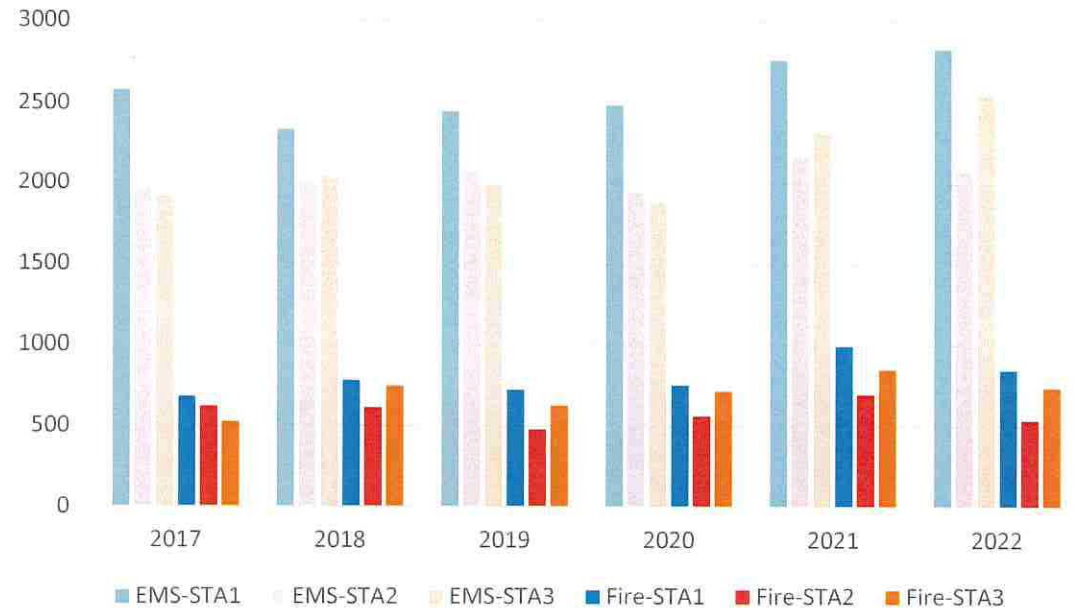


2021 Hospital Wall Times



2022 Hospital Wall Times





Year	2017	2018	2019	2020	2021	2022	Total
Run Count for Station 4							
STA 4 EMS	119	129	133	141	368	483	8320
STA 4 1st R	31	69	53	75	135	163	8551
STA 4 2nd R	15	0	1	6	30	34	8370
Total	165	198	187	222	533	680	8375
EMS-TOTAL	2586	2338	2455	2491	2775	2840	9826
Fire-TOTAL	685	786	728	758	998	853	9629
EMS-TOTAL2	1978	2014	2081	1951	2175	2089	3271
Fire-TOTAL2	622	615	479	565	700	540	3124
EMS-TOTAL3	1923	2045	1997	1890	2322	2560	3183
Fire-TOTAL3	526	753	630	720	856	747	3249
Total	2449	2798	2627	2610	3178	3307	3773

Station 4: West of FM 2004 & Hwy. 3