

# CHAPTER 8: PUBLIC FACILITIES PLAN





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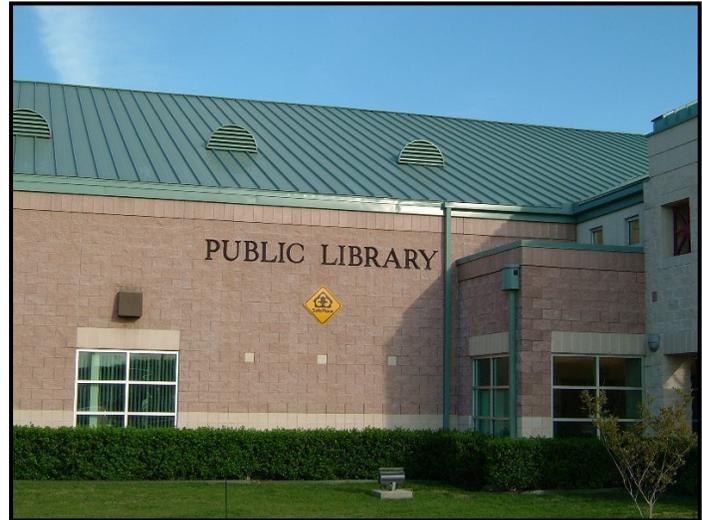
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## **INTRODUCTION TO THE PUBLIC FACILITIES PLAN**

Public buildings that house the various governmental and service functions of a municipality are generally of two types: (1) those requiring a nearly central or a common location and that serve the entire municipal area, and (2) those serving segments of the community on a “service-area” basis. Copperas Cove’s Municipal Center is an example of a governmental building that serves the entire community, while the local fire station represents a public building that has a service-area relationship with the community.



***Illustration 8-1***  
**Public Library**

The Public Facilities Plan element of the 2007 Comprehensive Plan Update addresses the expectations that a community's residents have regarding public services and the facilities needed to provide these services. The Public Facilities Plan is a general assessment of Copperas Cove’s services and related building space needed to provide such services. This assessment includes City administration, library, police, and fire services. Policies at the end of this chapter outline the way in which Copperas Cove’s leaders should address public service and facility needs in the years to come as the population continues to increase.



***Illustration 8-2***  
**Fire Station**

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## **EXISTING & FUTURE SERVICES & FACILITIES**

### **CITY ADMINISTRATION**

Currently, Copperas Cove’s City administration services operate out of the City Hall/Municipal Building, which is located at 507 South Main Street. This building currently houses many of the City’s offices/departments such as the:

- Building Department;
- City Attorney;
- City Engineer;
- City Manager;
- City Planner;
- City Secretary;
- Finance Department;
- Grants Administration;
- Human Resources; and
- Information Systems.

In order to meet the increasing demand for services, the City will have a need for additional employees and will have to find additional workspace to accommodate these new employees. At some point in the future, the City Hall/Municipal Building may either not have enough space available to accommodate the growing needs of Copperas Cove’s population or need renovation to the building due to the age of the structure. Therefore, it is recommended that within the next five years (by 2012) the City conduct a feasibility study of City Hall to determine the need to expand/renovate the existing facility or create a new facility.



***Illustration 8-3***  
**City Hall/Municipal Building**

**LIBRARY SERVICES & FACILITIES**

Citizens of Copperas Cove are provided library service through the Copperas Cove Public Library. The library was recently constructed and is centrally located at 501 South Main Street, north of City Hall, as shown on **Plate 8-1**. The library currently has 19,250 square feet of building space.



*Illustration 8-4*  
**Public Library**

The American Library Association (ALA) standard for library space in relation to population is 0.75 square feet per library patron, which is the standard used for many cities in Texas to make decisions regarding library service. **Table 8-1** shows

square footage projected for the anticipated future population based on a slightly decreased amount of square footage per library patron than what the ALA recommends. (Population projections are discussed within the Future Land Use Plan, Chapter 4.) This decreased ratio is likely more applicable because not every person in Copperas Cove will ultimately use the library.

<b>Table 8-1 Library Square Footage Needs</b>				
Basis & Needs	Current Square Footage	2005	2015	2025
Population	19,250 square feet	31,500	38,398	46,807
Square Footage Needed Based on Revised ALA Standard of 0.5 Square Feet per Population		15,750	19,199	23,404

Important to note in this discussion is that the phrase “library service” has changed in recent years. It is no longer adequate to provide only books and other traditional research materials. Libraries need to be more diverse, with computer and internet related services as well; therefore, when library

services are discussed herein, the discussion is intended to encompass these newer technology-related services.

Based upon the standard of 0.5 square feet per person, the current population requires approximately 15,750 square feet of library space. Therefore, the present library space of 19,250 square feet is more than sufficient to serve the existing population and the projected population to at least in 2015.

**POLICE SERVICES & FACILITIES**

Police service is an extremely important factor in assessing a community’s quality of life. Safety is often a prime consideration for people when deciding where to establish a home. A high crime rate (or perception of crime) can cause people to decide not to locate in a particular area. Conversely, a low crime rate can be an attractor for population growth.



**Illustration 8-5  
Police Vehicle**

**Police Officers**

There are currently 53 sworn officers and 16 communications/clerical workers (11 communications and 5 clerical) within the Police Department. The ratio of police officers to population is commonly used to assess whether the police force can properly serve the citizenry. An accepted ratio of police officers to population is between 1.5 and 1.8 officers per 1,000 people.<sup>1</sup> However, consider the following:

“There is no consensus on staffing levels for local police departments.

The ratio of both officers and total police employees per 1,000 is significantly related to crime rates...Such standards have limited meaning because the actual number required will vary depending on the size of a city, geographic region and city type (central, suburban, free-standing rural). ...Even cities of the same population size and type may differ widely in staffing needs because of differences in demographics, socio-economic characteristics, climate or other unique conditions.”

Municipal Research & Services Center of Washington, Level of Service Standards - Measures for Maintaining the Quality of Community Life, MRSC Report 31,1994.

<sup>1</sup> U.S. Department of Justice (website).

- The City currently has a ratio of 1.7officers per 1,000 people. This is standard, but is an advantage for the City considering the expected rate of population growth. In addition, the generally accepted ratios are difficult to apply to small cities, given the fact that there has to be a certain number of officers for each shift, 24 hours per day and seven days per week.

<b>Table 8-2</b>			
<b>Ratio Analysis of Existing &amp; Future Police Service Needs</b>			
<b>Accepted Ratio of Police Officers to Population: 1.5 to 1.8 per 1,000 People</b>			
Current # of Officers	Ratios	Future # of Officers Needed	
		Population of 38,398 in 2015	Population of 46,807 in 2025
53	1.5 Officers per 1,000	55	67
	1.6 Officers per 1,000	61	75
	1.7 Officers per 1,000	65	80
	1.8 Officers per 1,000	69	84
Current Population: 31,500			
Current Ratio of Officers Per Population in Copperas Cove: 1.7 per 1,000			

- **Table 8-2** (above) projects the number of police officers needed in the future correlated with population projections in 2015 and 2025.
- Additional officers will be needed in the next ten years if Copperas Cove’s population growth occurs in accordance with the projections within this Comprehensive Plan.

**Police Department Space**

Copperas Cove’s Police Department currently operates out of two buildings. The main police building is located at 202 South 4<sup>th</sup> Street. The main building is approximately 4,800 square feet and houses the following departments: Administration, Training, the Dispatch portion of the Support Division, Community Services, and Detention



**Illustration 8-6**  
**Police Vehicle**

Facility.<sup>2</sup> The second building is slightly smaller at 4,600 square feet and houses the Patrol Division, Criminal Investigation Division, Organized Crime Unit, Property and Evidence, and the Records portion of the Support Division.<sup>3</sup>

- The City is currently planning to address the Police Department’s space needs with a Space Needs Assessment prepared by Brinkley Sargent Architects.
- The Space Needs Assessment has found that the Police Department is in need of additional and new facilities.
- The 2007 Comprehensive Plan Update supports the recommendations found within the latest Space Needs Assessment. The recommendations in the latest draft of the Space Needs Assessment is as follows:
  - Based on a projection of 50,000 residents in 2024, “The Police facility should be 27,839 square feet (the combined existing square footage of both police buildings is 9,400 square feet) consisting of Records, Communications, Administration, Community Services, Criminal Investigations, Uniform Services, Evidence and Property, and Staff Support. Additionally, a detention element of 5,883 square feet is included to detain up to 37 persons. There will also be a number of exterior support structures and a secure sallyport provided that will yield another 3,609 square feet of covered, but unconditioned space.”<sup>4</sup>



**Illustration 8-7  
Central Fire Station**

**FIRE SERVICES & FACILITIES**

Like police service, fire service is important to local quality of life. In addition to fighting fires, a community’s fire personnel are often called on to provide emergency medical service (EMS), alongside police and traditional ambulance services. Fire service and facilities are therefore a significant element and one

<sup>2</sup> City of Copperas Cove Police Department: Space Needs Assessment – 2<sup>nd</sup> Draft Copy

<sup>3</sup> Ibid.

<sup>4</sup> Ibid.

of municipalities’ main functions – ensuring the public’s health, safety, and welfare.

**Firefighters**

- The City currently has a ratio of 1.5 firefighters per 1,000 people. This is a recognized standard as applied to fire suppression forces. However, within the City, this figure also includes the operation of Emergency Medical Services (EMS). These generally accepted ratios are difficult to apply to small cities, given the fact that there are required “minimum staffing” levels which must be maintained for each shift, 24 hours per day, seven days per week.

<b>Table 8-3</b> <b>Ratio Analysis of Existing &amp; Future Fire Service Needs</b> <b>Accepted Ratio of Firefighters to Population: 1.5 per 1,000 People</b>			
Current # of Firefighters	Ratio	Future # of Firefighters Needed	
		Population of 38,398 in 2015	Population of 46,807 in 2025
46	1.5 Firefighters per 1,000	55	67
Current Population: 31,500			
Current Ratio of Firefighters Per Population in Copperas Cove: 1.5 per 1,000			

- **Table 8-3** (above) projects the number of firefighters needed in the future correlated with population projections for 2015 and 2025.
- Additional firefighters will be needed in the next ten years if Copperas Cove’s population growth occurs in accordance with the projections within this Comprehensive Plan.

**Fire Department Facilities**

The Fire Department has three stations, please refer to **Plate 8-1** for locations. The following descriptions of the fire stations are excerpts for the Fire Department’s 2005 Annual Report.<sup>5</sup>

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<sup>5</sup> City of Copperas Cove Fire Department: 2005 Annual Report

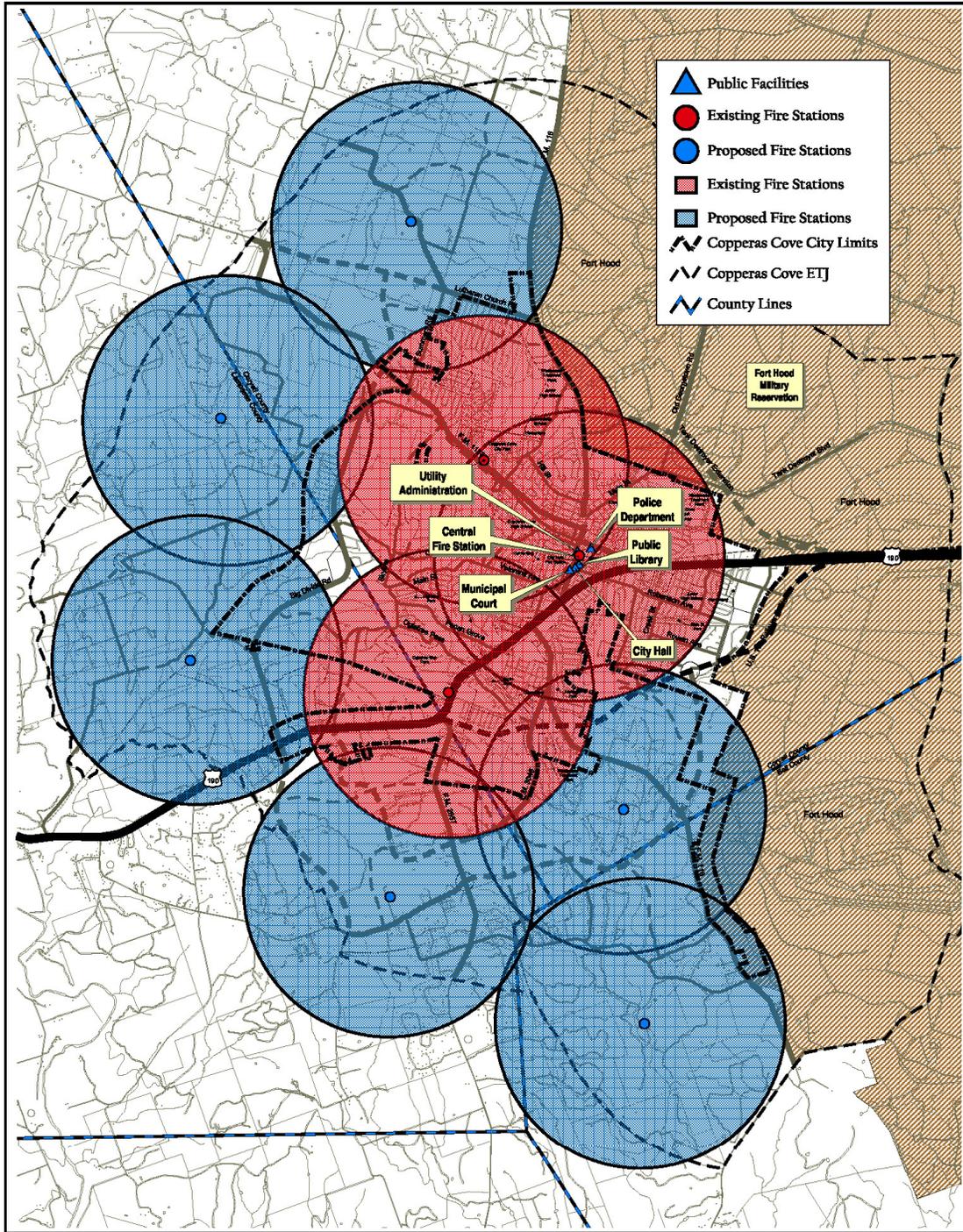


Plate 8-1



# Public Facilities and Fire Station Location Map



Dunkin Sefko & Associates, Inc.  
 Urban Planning Consultants, Dallas Texas  
 Date: May 2007  
 3000 0 3000 6000 9000 Feet

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**Central Fire Station**

“Central Fire Station is located at 415 South Main Street. The City Council approved the construction bid of \$83,775.46 on August 6, 1974. The station was completed and personnel started moving into the station in February of 1975. The station was remodeled in 1999 at a cost of \$750,000. Central Fire Station houses Engine 1, Ladder 1, Booster 1, Medic 1 and Medic 11.”



***Illustration 8-8***  
**Central Fire Station**

**Fire Station Two**

“Fire Station Two is located at 1208 West Avenue B. It was constructed in 1977 after the City received a block grant to fund the station and a fire engine. The cost to build the station was \$110,000. Station Two houses Engine 2, Rescue 2, Medic 2 and Medic 22.”

**Fire Station Three**

“Fire Station Three is located at 1050 West Highway 190. Station Three was built in 2001 at a cost of \$400,000. The station is designed with an emergency generator and fire alarm system. Station Three houses Medic 3, Engine 3 and Booster 3.”



***Illustration 8-9***  
**Fire Station Three**

**Service Area, Locations, and Funding**

- A major factor in terms of fire protection service is the service-area of fire stations to the geographic area of the community.
  - According to the National Fire Protection Agency (NFPA), the generally accepted fire service area for urban areas is 1.5 miles, while for rural areas, it is 2.5 miles.
  - These distances correspond to the NFPA standard of a 4-minute maximum response time.
  - For Copperas Cove, the urban-area standard should be used because of the anticipated population growth in the coming years.

- **Plate 8-1** shows the recommended locations for future fire stations based on the recommended service area, consistent with a 1.5-mile radius.
- Fire stations can also be combined with other municipal uses such as water and wastewater facilities, park sites, and community centers.
- Fire stations can also be funded through cooperative efforts with other governmental entities. Refer to Policy #1 within this chapter for further discussion.

**EDUCATIONAL FACILITIES**

The Future Land Use Plan provides areas for expansion of residential neighborhoods throughout the City and ETJ. Growth in residential land uses within Copperas Cove and outer areas will invariably result in increases in the school-age population. The increases in this sector of the local population will directly affect the Copperas Cove Independent School District (CCISD) in terms of its needs for expanded or new educational facilities, services, and administration.



*Illustration 8-10*  
**Halstead Elementary School**

The continuation of a high quality school district is, and will continue to be, important to Copperas Cove. Many aspects of the City are affected by the quality of local schools, including economic development and population growth. One of the best ways in which to ensure that the quality of the CCISD is maintained for the betterment of both Copperas Cove and the CCISD itself is to establish a cooperative and proactive planning effort between the City and the school district. The City’s role in this cooperative effort will be to facilitate communication between the CCISD and the development community at the earliest possible stages of the development review process. This would ensure that the CCISD is consistently informed about residential development activity and will allow the CCISD to respond accordingly. Policy #3 in the next section outlines specific concepts related to City and CCISD cooperation.



*Illustration 8-11*  
**C.R. Clements Intermediate School**

## **RECOMMENDED PUBLIC SERVICES & FACILITIES POLICIES**

Following are recommended policies related to public services and facilities. The Public Facilities & Fire Station Location Map, **Plate 8-1**, is intended to be used in conjunction with these policies. The Implementation Plan, Chapter 11, will outline specific ways in which the City can implement these policies, along with other recommended policies from within this 2007 Comprehensive Plan Update.

### **POLICY 1: WORK WITH OTHER GOVERNMENT ENTITIES TO PROVIDE SERVICES & FACILITIES**

Inter-jurisdictional cooperation is recommended for public services and facilities. Not only can the cost of constructing facilities be shared, but so can the operation and maintenance costs. Adjacent cities and the counties are the most likely entities with which Copperas Cove could partner.

**PS1.1 – The City should investigate ways in which it can work with adjacent communities, including Fort Hood, to provide public services and facilities.**

**PS1.2 – The City should investigate ways in which it can work with Coryell, Lampasas, and Bell Counties to provide public services and facilities.**

### **POLICY 2: PROVIDE FOR PUBLIC SAFETY SERVICES IN ADVANCE OF POPULATION GROWTH**

As stated previously within this Public Facilities Assessment, providing for public safety and meeting other citizen needs are the primary function of government. Therefore, the City needs to be ready to meet these objectives as population growth occurs.

**PS2.1 – The City should proactively plan for police and fire service expansion.**

- As the City grows in population, new fire stations must be built to maintain adequate coverage. With future residential growth taken into consideration, the next location for a fire station should be decided upon within the next five years (if necessary), and property should be purchased. General criteria that the City should use in assessing a piece of property as a potential fire station location are as follows:
  - The property should be at least one acre in size.

- The property should not be located along an arterial roadway, but should be within approximately 500 feet of an arterial roadway.
- The property should not be located along a major physical barrier, such as a rail line.
- The property should be located with consideration to service areas, as shown on **Plate 8-1**.
- The addition of a new police facility will likely provide enough room for expansion of the police force for many years to come.

**PS2.2 – The City should conduct a feasibility study or needs assessment for an expanded/renovated or new City Hall to ensure that the City has adequate space and facilities to address future growth.**

- The reasons that Copperas Cove will likely need a renovated or new City Hall center are discussed within the text of this chapter (page 8.3).

**POLICY 3: ENSURE EDUCATIONAL FACILITIES MEET LOCAL NEEDS**

The availability of educational resources is key to an educated citizenry. Various facets are involved in this, such as the local school district, adult education programs, and higher education opportunities. Education is often mentioned as one of the primary reasons that people move into or out of a community. As one non-profit organization that is focused on factors related to livability asserts, “without question, education is a critical component of a livable community.”<sup>6</sup> Given the importance of education to a community’s livability and sustainability, Copperas Cove should continue to foster close relationships with local education providers and should strive to increase local educational opportunities.

**PS3.1 – The City should work with the Copperas Cove Independent School District (CCISD) to coordinate where future school sites will be needed in relation to population and development.**

- The City should ensure that the CCISD is consistently informed about residential development activity, thereby allowing the CCISD to plan and respond accordingly. The following efforts should be undertaken to establish a formalized cooperative process with the CCISD to ensure that the CCISD is aware of new development:

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<sup>6</sup> Local Government Commission Website. Community Design link; Schools link, ADDRESS: <http://www.lgc.org/communitydesign/schools.html>.

- Include CCISD verification form in the developers' packet that states that the CCISD has been contacted and states whether the CCISD has a need for additional educational facilities within the boundaries of the proposed project;
- Work with the CCISD to establish basic criteria for new educational sites, including:
  1. Maximum desirable enrollment by campus type (elementary, middle, high),
  2. Typical acreages required by campus type, and
  3. Locational criteria by campus type (i.e., elementary schools within a neighborhood, high schools along major roadways, etc.);
- Provide for coordination of sites that are mutually beneficial for both the City and the CCISD – for example, sites that allow elementary schools to be placed next to public parks; and
- Partner with the CCISD on issues important to both the City and the CCISD – examples include State legislation on financing issues and economic development incentives for businesses.

