



Street Improvement Plan

Residential/Local Reconstruction



Council Workshop
June 17, 2014



Residential/Local Reconstruction – Existing Need (Square Yards)



RESIDENTIAL / LOCAL

STREET RECONSTRUCTION CANDIDATES - SYS*

PCI**	Total SYS	SYS w/C&G	SYS w/o C&G	Cost
0-39	5,658,356	5,149,431	508,925	\$707,294,500
		91.0%	9.0%	
40-55	2,178,793	1,892,188	286,605	\$174,303,440
		86.8%	13.2%	
Total	7,837,149	7,041,621	795,530	\$881,597,940

**Uses PCI values for SPMP Year 1.

*SYs increased 36% since 2010. Cost per SY to get to “Good” per SY increased 38%; average annual increase in cost per SYs is 11%.



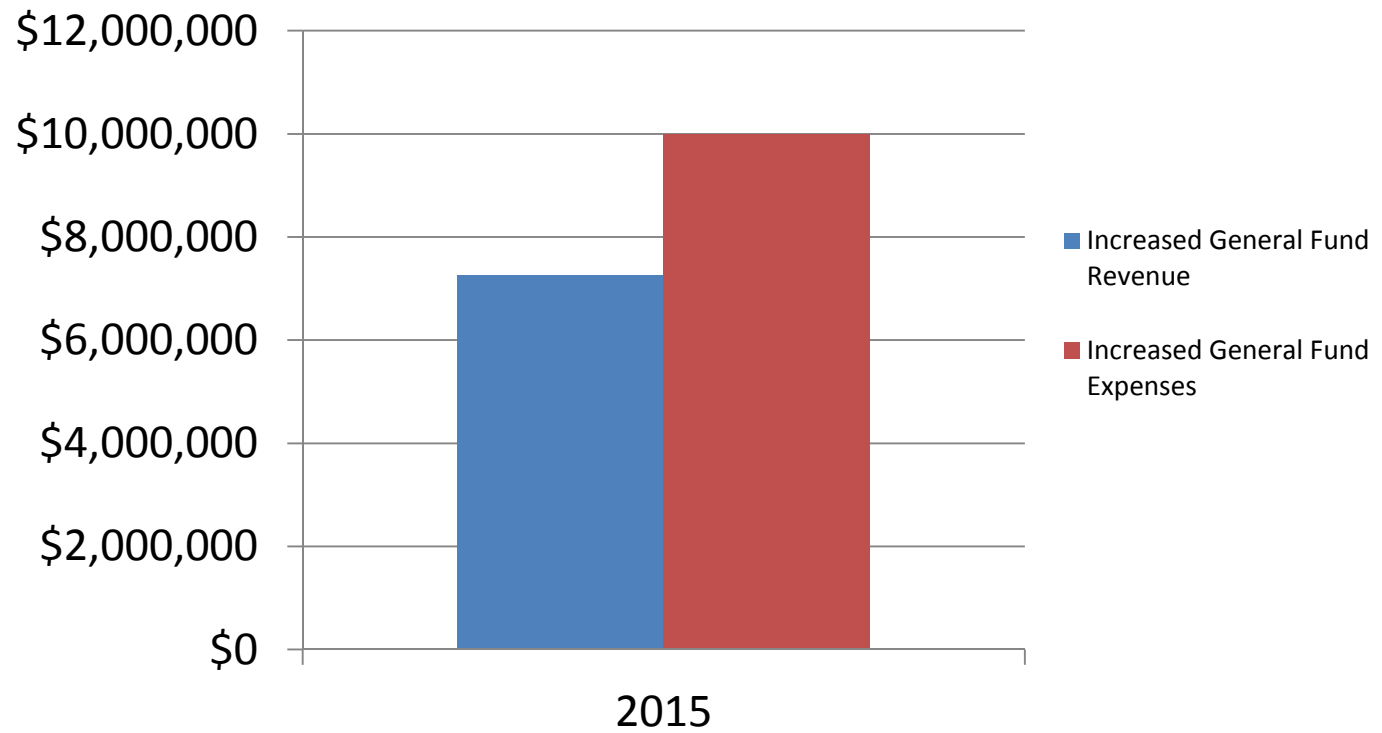
Residential/Local Reconstruction – Item 3: Funding Plan – Long Term



- Repurpose an existing add-on sales tax
 - ✓ Crime Control (\$7.3M/year) (Exp. April 2018)
 - ✓ Type A Seawall (\$7.3M/year) (Exp. Sept. 2025)
 - ✓ Type A Arena (\$7.3M/year) (Exp. Sept. 2025)
 - ✓ Type A Economic Development (\$7.3M/year) (Exp. Sept. 2017)
 - ✓ RTA (\$20M/year) (No expiration)
- Additional Voter approved bonds
 - ✓ 10 year program at \$100M
 - ✓ Every 2 years at \$20M per cycle
- Industrial District revenue (10/1/2015 - \$2.3M)
- Paving Assessment Program
- Increase Ad Valorem Tax
 - ✓ 4 cents/\$100 valuation = \$5M/year



Residential/Local Reconstruction – Item 2: Funding Plan – Six Months to a Year





Residential/Local Reconstruction - Motion Directing Staff (4/15/14 Council Meeting)



- 1) To develop a participation or cost-sharing plan;
- 2) To provide a recommendation regarding use of CDBG funds, industrial district or sales tax revenue or revenue "windfall(s)" to the general fund that may be utilized to implement a program in the next six months to a year;
- 3) To return with action items to create a 4B fund for neighborhood improvements: a) recommitting of sales tax devoted to debt associated with the baseball stadium and arena, b) when said debt can be paid off and c) excess funding in the arena fund;
- 4) To develop a neighborhood improvements program, to include: streets, storm drainage, sidewalks, lighting, safety improvements and mobility improvements;
- 5) To develop a scoring program that defines which projects are to be completed;
- 6) To return with recommendations relating to attracting labor and contractors; and
- 7) To continue pursuing alternative funding sources at the state level.

NOTE: The original directive Item 3 was broken into 3 & 4 above.



Residential/Local Reconstruction – Item 1 : Participation or cost-sharing plan



- Draft revised Assessment Ordinance
 - CHAPTER 49 - STREETS AND SIDEWALKS
 - Authorized under Texas Transportation Code Chapter 313
 - City Share: 75%/Property Owner Share: 25%
 - Mandatory with opt out clause
 - Law requires a Public Hearing to set the Assessment
 - Plan annually approved by Council with Capital Budget
 - Can not include park type neighborhood improvements under this section of the Texas Transportation Code, could be 100% city funded



Residential/Local Reconstruction - Item 7 : Alternative State Level Funding Sources



- Incorporate into Legislative Agenda
 - Add an additional Gasoline Tax
 - Add to Vehicle Registration Fee
 - Increase Sales Tax Limit
 - Create a Special Taxing District
 - Increase Property Tax Limit
 - Consider any other appropriate authorizing legislation



Residential/Local Reconstruction - Item 6 : Recommendations for Attracting Labor/Contractors



- Recently transitioned to using the publicpurchase.com website for publishing bid documents
- Continue large/small project mix
 - Larger projects would attract more outside bidders, but exclude the smaller local contractors.
- Work with Contractor Associations in San Antonio and Houston to get the word out on the opportunities in Corpus Christi



Residential/Local Reconstruction –

Item 4: Develop Neighborhood Improvements Program -
Include: Streets, Storm Drainage, Sidewalks, Lighting, Safety & Mobility Imps.



PROGRAM COSTS:

- \$ 14M Annually
- \$2.5M in each of 5 District Areas
- \$1.5M (of \$14M) Program Management

PROGRAM SCOPE:

- Based on Examples:
 - ✓ 5 - \$ 500K Neighborhood Projects without Drainage Improvements
 - ✓ 3 - \$ 800K Neighborhood Projects with Drainage Improvements
- Average Block: Length - 500 LF
- 3 to 5 Street Projects in 1 Neighborhood in Each of 5 Districts
- 25 Residential Streets / Year Max
- Approximately 3 to 4 miles per year
- Select Neighborhoods First; Select Streets in Neighborhood Second
- *Allows for Maximizing Park Imp. Funds - \$8K x 5 = \$40K*
- *Execute a Neighborhood Agreement for Park Improvements - Community Must Adopt & Maintain*
- Worst Streets Will Be Given Priority



Residential/Local Reconstruction – Item 5: Develop Scoring Plan Defining Project Priority



NEIGHBORHOOD/STREET SELECTION:

- Assessment Criteria Matrix Ranking
 - ✓ PHASE ONE: Neighborhood Selection
 - STEP 1:
 - Average PCI Score
 - Neighborhood Age
 - Neighborhood Classification
 - STEP 2:
 - Neighborhood Needs
 - Lighting
 - Sidewalks
 - Drainage
 - Utilities Presence in Street
 - ✓ PHASE TWO: Street Selections within Neighborhood
 - PCI
 - Complaints
 - Utilities Condition



Residential/Local Reconstruction – Item 5: Develop Scoring Plan Defining Project Priority



CITY OF CORPUS CHRISTI PROPOSED NEIGHBORHOOD IMPROVEMENT PROGRAM ASSESSMENT CRITERIA MATRIX

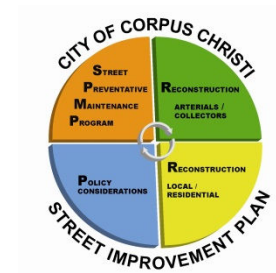
PHASE 1 - NEIGHBORHOOD SELECTION				
Description of Criteria	Criteria Weight	Classification Score		
STEP 1: Street Assessment				
Average PCI	40.0%	Poor (PCI 55-41) 10	Very Poor (PCI 40-26) 20	Serious (PCI 25-11) 30
Neighborhood Age	10.0%	20 Years or Less 2.5	30 Years or less 5	40 Years or less 7.5
Neighborhood Classification	20.0%	Commercial/Industrial 0		Mixed 10
				Residential 20
Step 2: Neighborhood Needs Assessment				
Lighting	6.7%	Inadequate 2.5		Adequate 5
Sidewalks	6.7%	Inadequate 2.5		Adequate 5
Drainage Improvements	6.7%	Inadequate 5		Adequate 10
Presence of Utilities in Street	10.0%	Yes 5		No 10
				10
PHASE 2 - STREET SELECTION				
Description of Criteria	Criteria Weight	Classification Score		
Physical Condition (PCI)	40%	Poor (PCI 55-41) 10	Very Poor (PCI 40-26) 20	Serious (PCI 25-11) 30
Community and Public image	20%	No complaint. No third party damage. No media coverage 5	Small number of complaints. No third party damage. Neutral or no media coverage 10	Many complaints. Minor third party damage. Adverse media coverage 15
Utilities Condition	40%	Poor 10	Very Poor 20	Serious 30
				Failed 40



Residential/Local Reconstruction



Discussion



Extending the life of our streets.