

City of Corpus Christi Street Maintenance Fee

City Council Work Session
January 15, 2013



Street Maintenance Fee - Proposed Staff Recommendation

Option 6			Dec. 18, 2012	
Tier Res/4 Tier Non-Res.			# of Records	Estimated (Rate x ERU)
<u>Residential</u>				
Tier	SF	ERU		
1	<=1,000	0.57	12,035	\$ 3.96
2	1,001 - 2,300	1	55,097	\$ 6.95
3	> 2,300	2	9,615	\$ 13.90
<u>Non-Residential</u>			76,747	
Tier	SF	ERU		
1	<=1,000	0.47	738	\$ 3.27
2	1,001 - 10,000	2.13	4,972	\$ 14.80
3	10,001 - 30,000	10	959	\$ 69.50
4	>30,000	20	504	\$ 139.00
<u>Residential</u>				
Revenue:	\$ 6,693,052	44%		
<u>Non-Residential</u>				
Revenue:	\$ 8,609,825	56%		
Total Rev.:	\$ 15,302,877			

Proposed 6 Trip Factors	
Residential	1.00
Commercial Residential	0.48
Churches	1.39
Commercial	4.60
Industrial	0.48
Other	1.00

*Based on unvetted data base of 144,000 records & original tier distribution

Street Maintenance Fee = (Rate x ERU) x Trip Factor	per meter per month
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Street Maintenance Fee - Land Use – Texas Land Use Codes (TLUC)

1. Single-Family Residential (4)	10. Nonbusiness vehicles (1)
2. Multi-family Residential (10)	11. Utilities (8)
3. Vacant Lots & Tracts (4)	12. Personal Property:Comm. (1)
4. Qualified Agricultural Land (1)	13. Personal Property: Ind. (1)
5. Non-qualified Land (3)	14. Mobile Homes & Other tangible Personal Property (4)
6. Farm & Ranch Imp. (2)	15. Intangible Personal Prop. (1)
7. Real Commercial (2)	16. Real Residential Inventory (2)
8. Real Industrial (1)	17. Special Inventory (1)
9. Oil, Gas & Other Minerals (1)	Total Subcategories: (49)

 - Indicates TLUC's available in NCAD records.

Street Maintenance Fee - Land Use – Institute of Traffic Engineers (ITE)

1. Port and Terminal (6)	6. Institutional (15)
2. Industrial (8)	7. Medical (3)
3. Residential (18)	8. Office (11)
4. Lodging (5)	9. Retail (34)
5. Recreational (34)	10. Services (16)
	Total Subcategories: (150)

 - Indicates ITE land categories used.

Street Maintenance Fee - Proposed Trip Factors (TF)

Trip Factor Category (TLUC-based)	Total ITE Subcategories Used	Daily Trip Counts (DTC)	Expanded Trip Factors (TF)	Proposed 6* Trip Factors
Residential	1	9.53	1.00	1.00
Commercial Residential	8	2.62 - 6.60	0.27 - 0.69	0.48
"Churchs"	1	13.22	1.39	1.39
Commercial	24	2.37 - 979.78	0.25 - 102.78	4.60
Industrial	4	3.03 - 5.45	0.32 - 0.57	0.48
"OTHER"	0	0	0.00	1.00
Total	38			

*Trip Factors derived from Median where range exists.

Street Maintenance Fee – Other Rate Model Alternatives

No Tiers / Non-Residential Cap = 30,000 SF

					Rate	
1.	Fee =		SF	x TF	x Rate	\$ 0.0043
2.	Fee =	100	SF	x TF	x Rate	\$ 0.43
3.	Fee =	1000	SF	x TF	x Rate	\$ 4.29

NOTE: SF is rounded to nearest whole number. If < 1,000 on #3, set at 1,000.
All fees are per meter.

Street Maintenance Fee – Other Rate Model Alternative Sample Calculations

					Alt. 1	Alt. 2	Alt. 3	Per Staff Recommendation
					\$ 0.0043	\$ 0.43	\$ 4.29	
Land Use	Example #	Square Ft	Meter #	TF	SF x TF x Rate	100 SF x TF x Rate	1000 SF x TF x Rate	
Residential	1	943	WT1	1	943 x 1 x \$0.0043	9 x 1 x \$ 0.43	1 x 1 x \$ 4.29	
					\$ 4.05	\$ 3.87	\$ 4.29	\$ 3.96
	2	1,004	WT2	1	1004 x 1 x \$0.0043	10 x 1 x \$ 0.43	1 x 1 x \$ 4.29	
					\$ 4.32	\$ 4.30	\$ 4.29	\$ 6.95
	3	2,500	WT3	1	2500 x 1 x \$0.0043	25 x 1 x \$ 0.43	3 x 1 x \$ 4.29	
					\$ 10.75	\$ 10.75	\$ 12.87	\$ 13.90
Commercial Residential	1 (1,404 SF)	468	WT4A	0.48	468 x 0.48 x \$0.0043	5 x 0.48 x \$ 0.43	1 x 0.48 x \$ 4.29	
					\$ 0.97	\$ 1.03	\$ 2.06	
					468 x 0.48 x \$0.0043	5 x 0.48 x \$ 0.43	1 x 0.48 x \$ 4.29	
					\$ 0.97	\$ 1.03	\$ 2.06	
					468 x 0.48 x \$0.0043	5 x 0.48 x \$ 0.43	1 x 0.48 x \$ 4.29	
	\$ 0.97	\$ 1.03	\$ 2.06					
	Total				\$ 2.90	\$ 3.10	\$ 6.18	\$ 4.71
	2	8,366	WT5	0.48	8,366 x 0.48 x \$0.0043	84 x 0.48 x \$ 0.43	8 x 0.48 x \$ 4.29	
					\$ 17.27	\$ 17.34	\$ 16.47	\$ 7.10
	3	31,836	WT6	0.48	30,000 x 0.48 x \$0.0043	300 x 0.48 x \$ 0.43	30 x 0.48 x \$ 4.29	
\$ 61.92					\$ 65.64	\$ 65.89	\$ 66.72	
Commercial	1	1,502	WT7	4.60	1,502 x 4.60 x \$0.0043	15 x 4.60 x \$ 0.43	2 x 4.60 x \$ 4.29	
					\$ 29.71	\$ 29.67	\$ 39.47	\$ 68.08
	2	18,352	WT8	4.60	18,352 x 4.60 x \$0.0043	184 x 4.60 x \$ 0.43	18 x 4.60 x \$ 4.29	
					\$ 363.00	\$ 363.95	\$ 355.21	\$ 319.70
	3 (1.8M SF)	596,001	WT9A	4.60	30,000 x 4.60 x \$0.0043	300 x 4.60 x \$ 0.43	30 x 4.60 x \$ 4.29	
					\$ 593.40	\$ 593.40	\$ 592.02	
					30,000 x 4.60 x \$0.0043	300 x 4.60 x \$ 0.43	30 x 4.60 x \$ 4.29	
\$ 593.40					\$ 593.40	\$ 592.02		
596,001	WT9B	4.60	4.60	30,000 x 4.60 x \$0.0043	300 x 4.60 x \$ 0.43	30 x 4.60 x \$ 4.29		
				\$ 593.40	\$ 593.40	\$ 592.02		
596,001	WT9C	4.60	4.60	30,000 x 4.60 x \$0.0043	300 x 4.60 x \$ 0.43	30 x 4.60 x \$ 4.29		
				\$ 593.40	\$ 593.40	\$ 592.02		
Total				\$ 1,780.20	\$ 1,780.20	\$ 1,776.06	\$ 1,918.20	

Street Maintenance Fee - Summary of Legal Aspects

➤ **Home Rule Authority –**

- TEXAS CONSTITUTION – home rule cities have any power not prohibited
- STATE/FEDERAL LAW – does not prohibit street fee
- POLICE POWER – home rule cities have power to regulate streets for welfare of residents

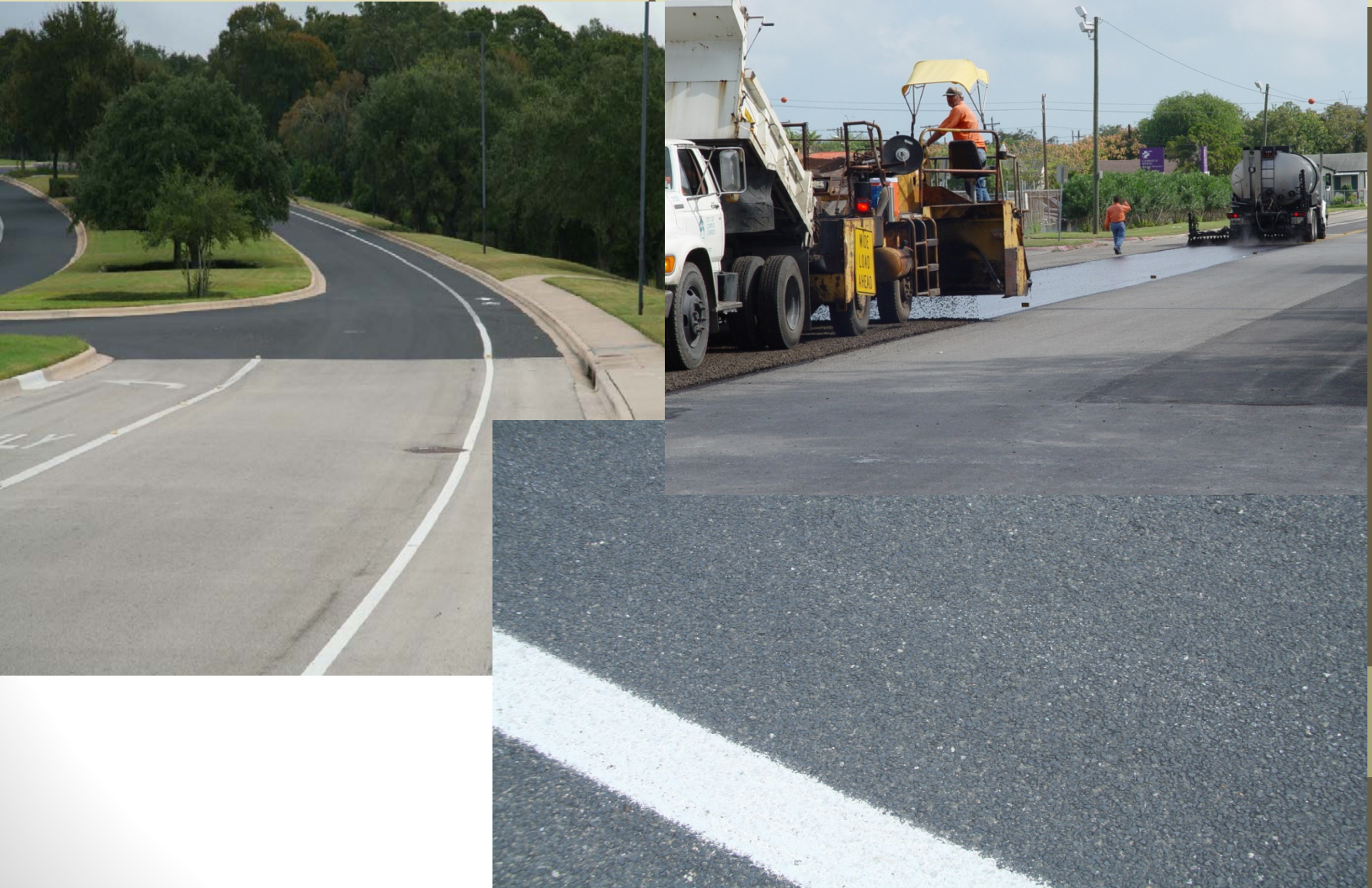
➤ **City Charter –**

- Authorizes imposition of a fee by ordinance
- Authorizes all measures to regulate & maintain streets

➤ **LEGAL FEE vs UNAUTHORIZED TAX –**

- FEE will not raise excess funds to be used as general revenue
- FEE will return only what is spent for costs to run the program
- FEE will be spent solely on street maintenance costs
- FEE revenues will be kept in separate STREET FUND
- FEE will bear reasonable direct relationship to service provided

Street Maintenance Fee – Work Plan: Street Chip Seal Coat



Street Maintenance Fee – Work Plan: Street Asphalt Mill and Overlay



Street Maintenance Fee –

Preliminary Street Candidates for Seal and Overlay - 3 years

