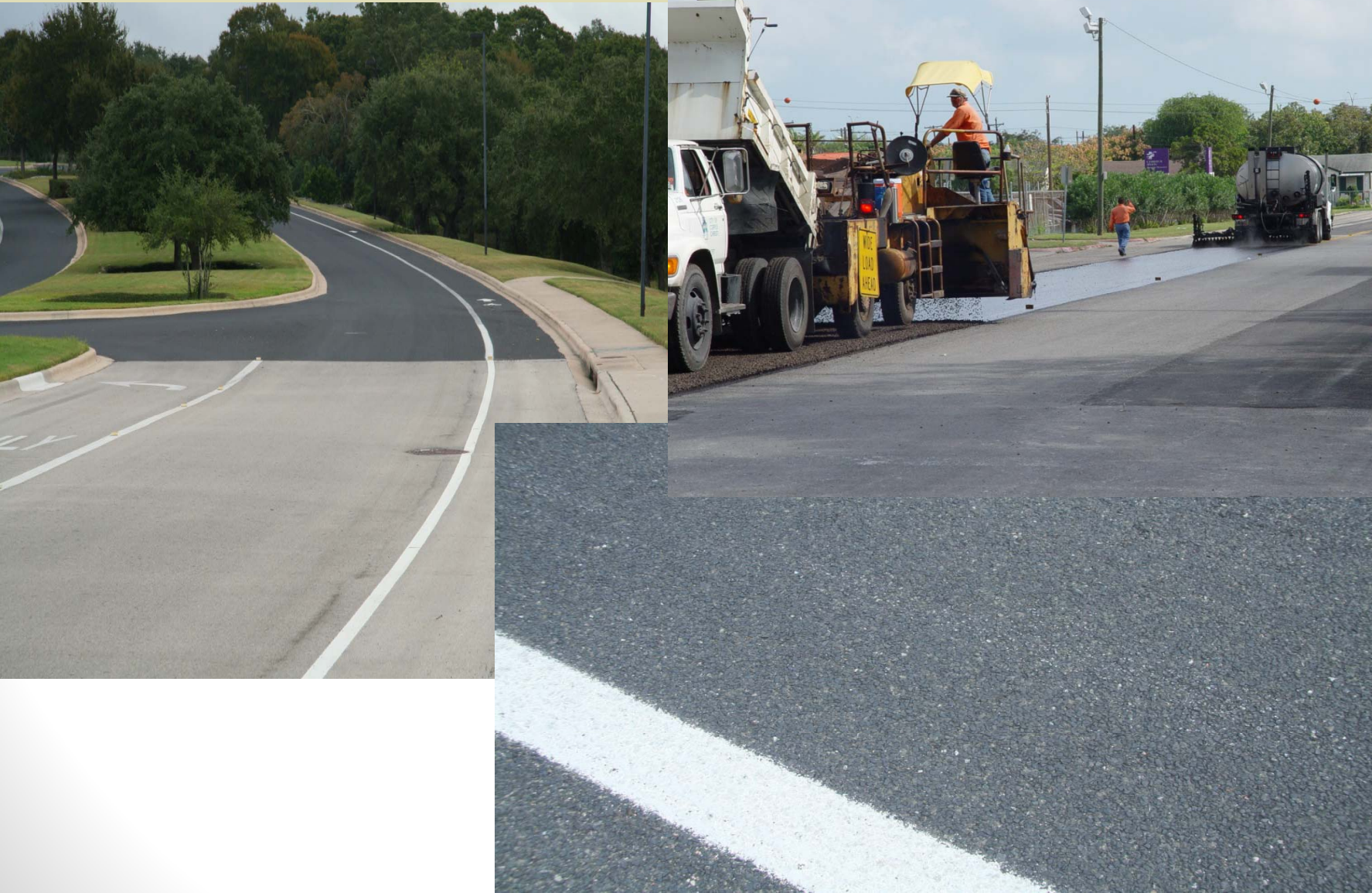


City of Corpus Christi Street Maintenance Fee

City Council Work Session
February 19, 2013



Street Maintenance Fee – Work Plan: Street Chip Seal Coat



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



Street Maintenance Fee – Work Plan

STREET MAINTENANCE - 5 YEAR PLAN - \$15M OVERLAY AND SEAL COAT SQUARE YARD QUANTITIES

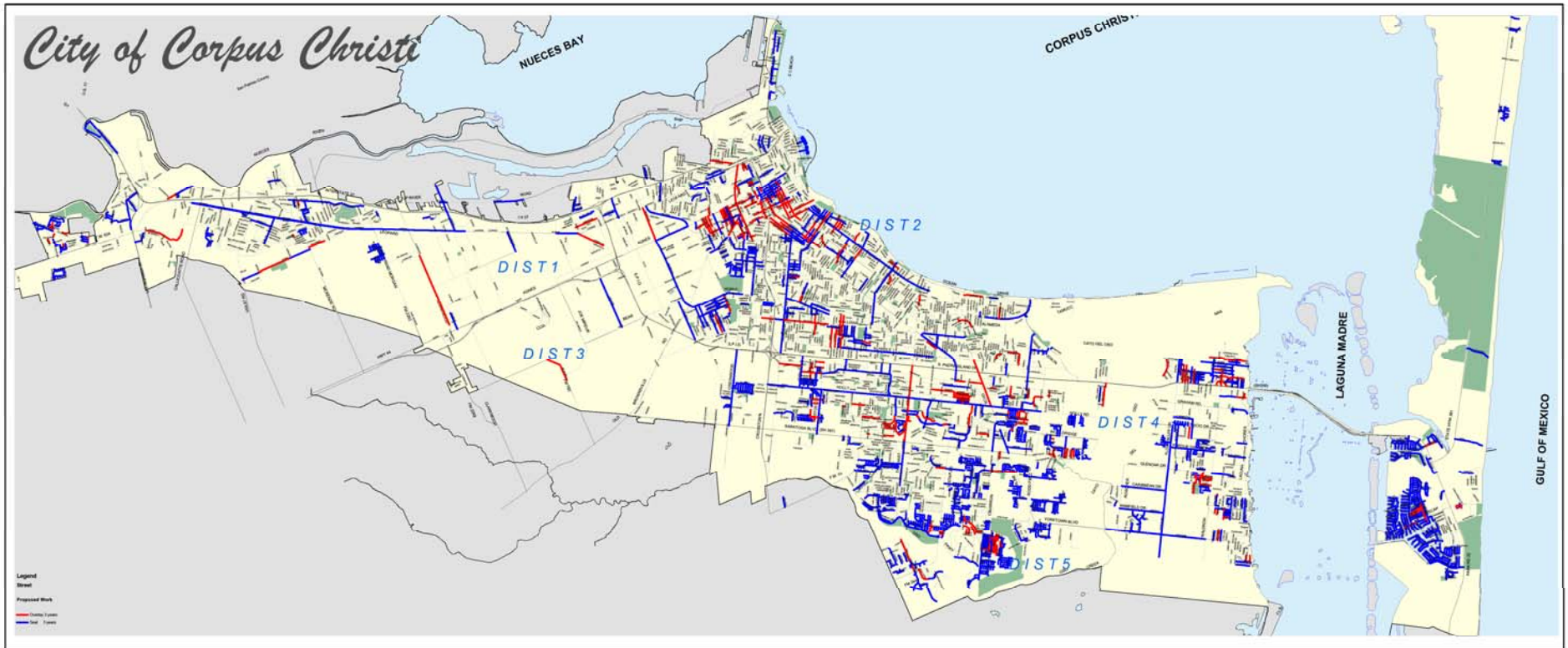
	Year 1	Year 2	Year 3	Year 4	Year 5	Grand Total	Yearly Target
Overlay	394,830	392,474	388,522	387,921	389,310	1,953,057	389,858
Seal Coat	1,098,962	1,099,928	1,095,081	1,099,909	1,098,337	5,492,218	1,098,240

Notes:

1. These quantities reflect areas throughout the city.
2. Street areas need to be evaluated for ADA, C&G, utility conditions, and structural integrity prior to any work.
3. Each year these streets need to be reviewed for effective work and schedule progression.
4. Every year street conditions will change.
5. Seal Coat quantities are in addition to \$2.5M (Approx. 500K SY) of Seal Coat budgeted annually in Street Operations
6. Program triples amount of seal coat done and implements currently non-existent overlay work annually.

Street Maintenance Fee –

Preliminary Street Candidates for Seal and Overlay - 3 years



Street Maintenance Fee - Three (3) Ordinances

1. Creation of a Maintenance Fee
2. Establishment of Policies & Rate for the Fee
3. Revision of Street Design Standards

Street Maintenance Fee - Alternative Model

Rate Design		
1. Flat Residential		
2. (SF/1,500) x TF Non-Residential		
3. Cap Non-Res. @ 30,000 SF		
<u>Residential</u>		
Flat \$7.00		
<u>Non-Residential</u>		
Rate x (SF/1,500) x Trip Factor Cap @ 30,000 SF		
<u>Residential</u>		
Revenue:	\$ 6,447,840	40%
<u>Non-Residential</u>		
Revenue:	\$ 9,822,259	60%
Total Rev.:	\$ 16,270,099	

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

Non-Res. Calculation
Fee = \$7.00 x (SF/1,500) x TF

Per Meter Per Month

Street Maintenance Fee – Alternative Rate Model Sample Calculations

					Alternate
					\$ 7.00
Land Use	Example #	Square Ft	Meter #	TF	$(SF/1,500) \times TF \times \text{Rate}$
Residential	1	943	WT1	1	$1 \times 1 \times \$7.00$
					\$ 7.00
	2	1,004	WT2	1	$1 \times 1 \times \$7.00$
					\$ 7.00
	3	2,500	WT3	1	$1 \times 1 \times \$7.00$
					\$ 7.00
Commercial Residential	1 (1,404 SF)	468	WT4A	0.48	$(468/1500) \times 0.48 \times \7.00
					\$ 1.05
		468	WT4B	0.48	$(468/1500) \times 0.48 \times \7.00
					\$ 1.05
	468	WT4C	0.48	$(468/1500) \times 0.48 \times \7.00	
					\$ 1.05
		Total			\$ 3.14
	2	8,366	WT5	0.48	$(8366/1500) \times 0.48 \times \7.00
					\$ 18.74
	3	57,460	WT6	0.48	$(30000/1500) \times 0.48 \times \7.00
					\$ 67.20
Commercial	1	1,502	WT7	4.60	$(1502/1500) \times 4.60 \times \7.00
					\$ 32.24
	2	18,352	WT8	4.60	$(18352/1500) \times 4.60 \times \7.00
					\$ 393.96
	3 (1.8M SF)	596,001	WT9A	4.60	$(30000/1500) \times 4.60 \times \7.00
					\$ 644.00
			WT9B	4.60	$(30000/1500) \times 4.60 \times \7.00
				\$ 644.00	
	596,001	WT9C	4.60	$(30000/1500) \times 4.60 \times \7.00	
				\$ 644.00	
	Total			\$ 1,932.00	

Street Maintenance Fee – Discount/Admin. Burden/Delinquencies

- Reduced Rates for Low Income – Emulate City’s “Operation Heat Help” Program
- Residents Must Provide Proof of Eligibility
- Low Income Status Must Be Validated Annually
- 15.2% Households Receive Food Stamps
(2010 Census for Corpus Christi)
Equals Approximately \$500K Loss
- Administrative Burden - \$124K UBO, \$203K Project Mgmnt.
- Projected delinquency rate \$330K

Street Maintenance Fee – Public Outreach

- Utility Bill Inserts
- Website
- Call Center – Frequently Asked Questions (FAQs)
- Stakeholder Group Meetings – Upon Request

Implementation Timeline

Planning Commission considers Street Design Standards Ordinance	Feb. 13
City Council Work Session on Street Maintenance Fee/ Standards	Feb. 19
1 st reading - 3 ordinances - Creating Fee, Setting Rate, Design Stds.	Feb. 26
2 nd reading - 3 ordinances - Creating Fee, Setting Rate, Design Stds.	Mar. 12
Implement changes to Billing System (HTE)	Mar. – Apr.
Implement Public Outreach	Mar. 2013
Implement Street User Fee	May 2013
Implement Street Preventative Maintenance Program (SPMP)	Aug. 2013

Street Maintenance Fee - Proposed Staff Recommendation

Option 6			Dec. 18, 2012	
Tier Res/4 Tier Non-Res.			# of Records	Estimated (Rate x ERU)
Residential				
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
Non-Residential			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
Residential				
Revenue: \$ 6,693,052			44%	
Non-Residential				
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