



Our Communities – Our Responsibility



*Shaping
Sustainable
Communities*

Date: 02/08/2024



Growing Pains

Anticipating Growth

- When/where/how will it happen?
- What's the worst that can happen?
- If we must grow, how do we want to grow?

Utility Infrastructure

- Preparation can be a Double-edged sword
- Capacity vs Reliability
- Water availability/responsibility

Transportation Planning

- Highways
- Arterials
- Collectors
- Interconnections and multi-modal accommodations



Follow the money!

Foundation

- Ensuring “new pays for new”
- Understanding current financial needs
- Considering what the community desires for the future
- Knowing what planning is lacking

Revenue

- What are your sources?
- How do you encourage quality revenue expansion?

Expenses

- Direct and indirect costs
- Scaling Blocks for city growth
- Leveraging deep knowledge and purposeful action to future proof

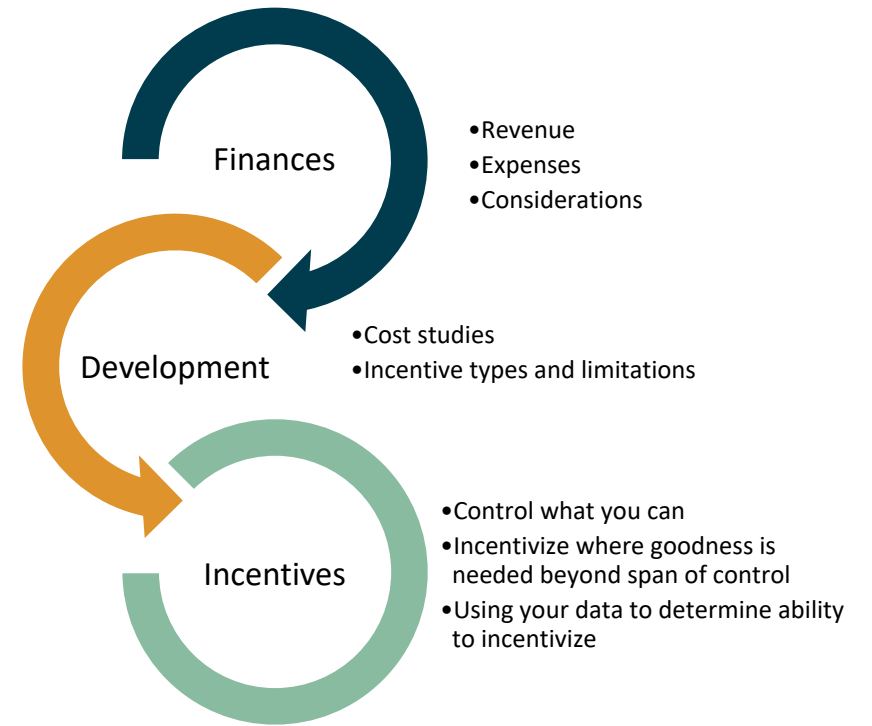


Goals and Objectives

Planning for inevitable growth



Financial Analysis



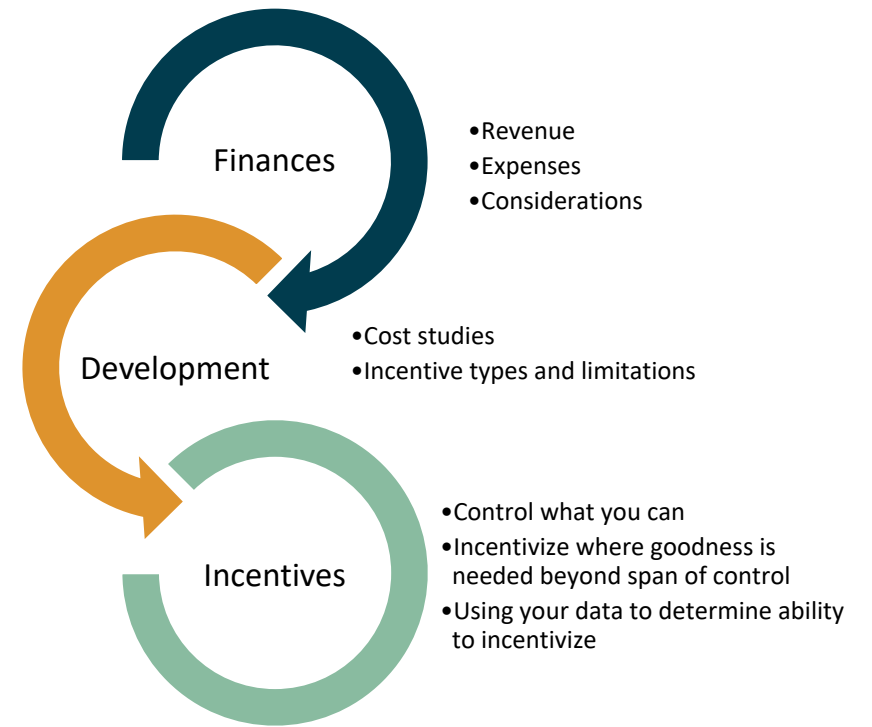


Goals and Objectives

Planning for inevitable growth

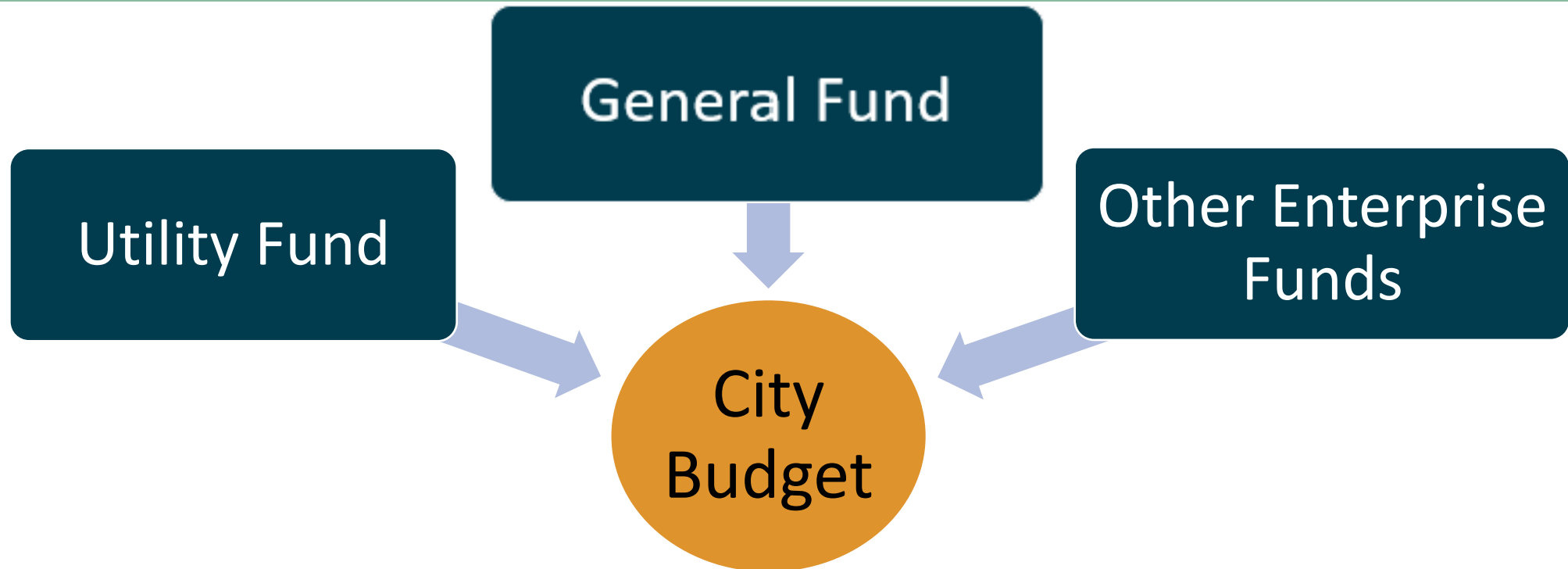


Financial Analysis





City of Castroville Finances





Finances

General Fund

Staffing, Facilities, Equipment

Police

Parks

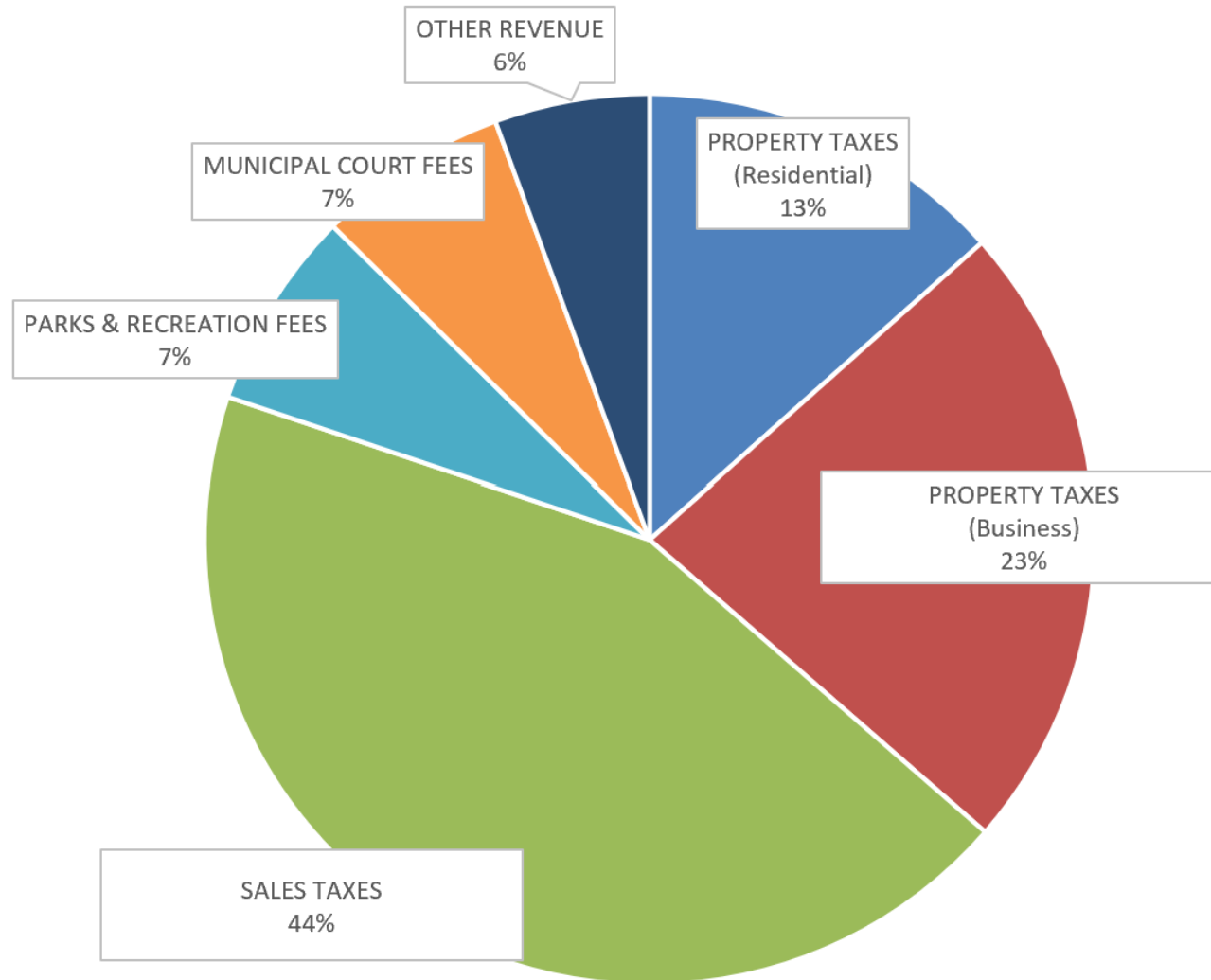
Streets

Library

Code
Compliance

Development
Dept

General Fund Revenue

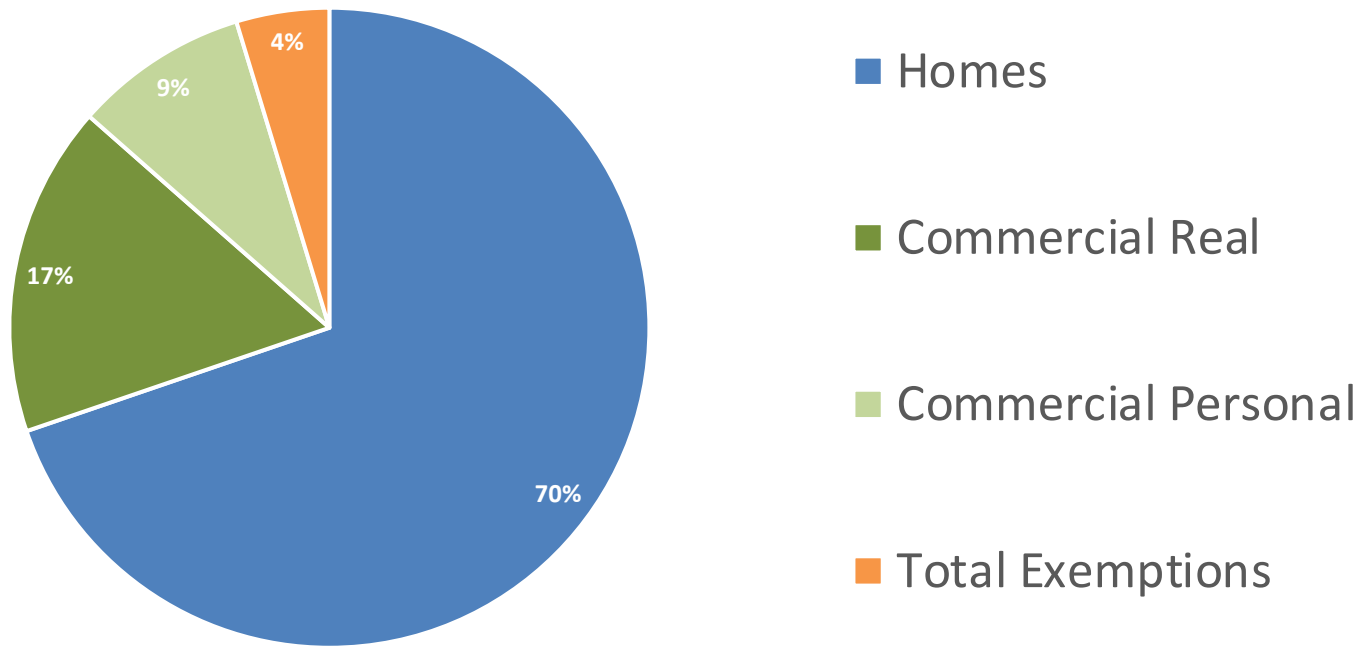




Property Tax

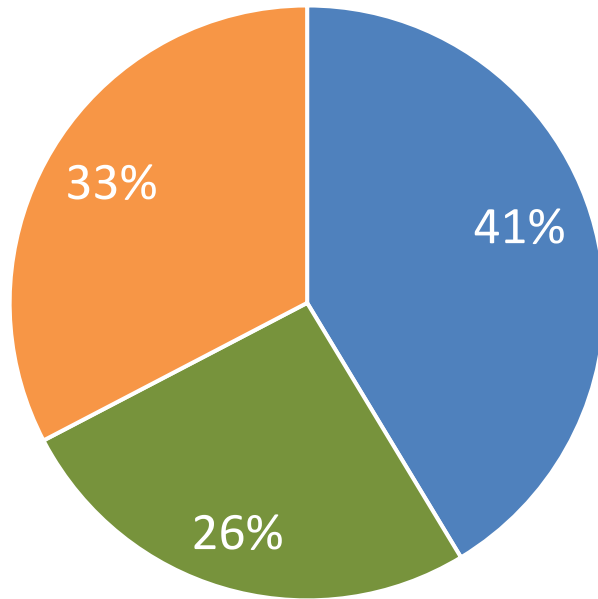
Property Tax Breakdown

Before Exemptions



Property Tax Breakdown

After Exemptions

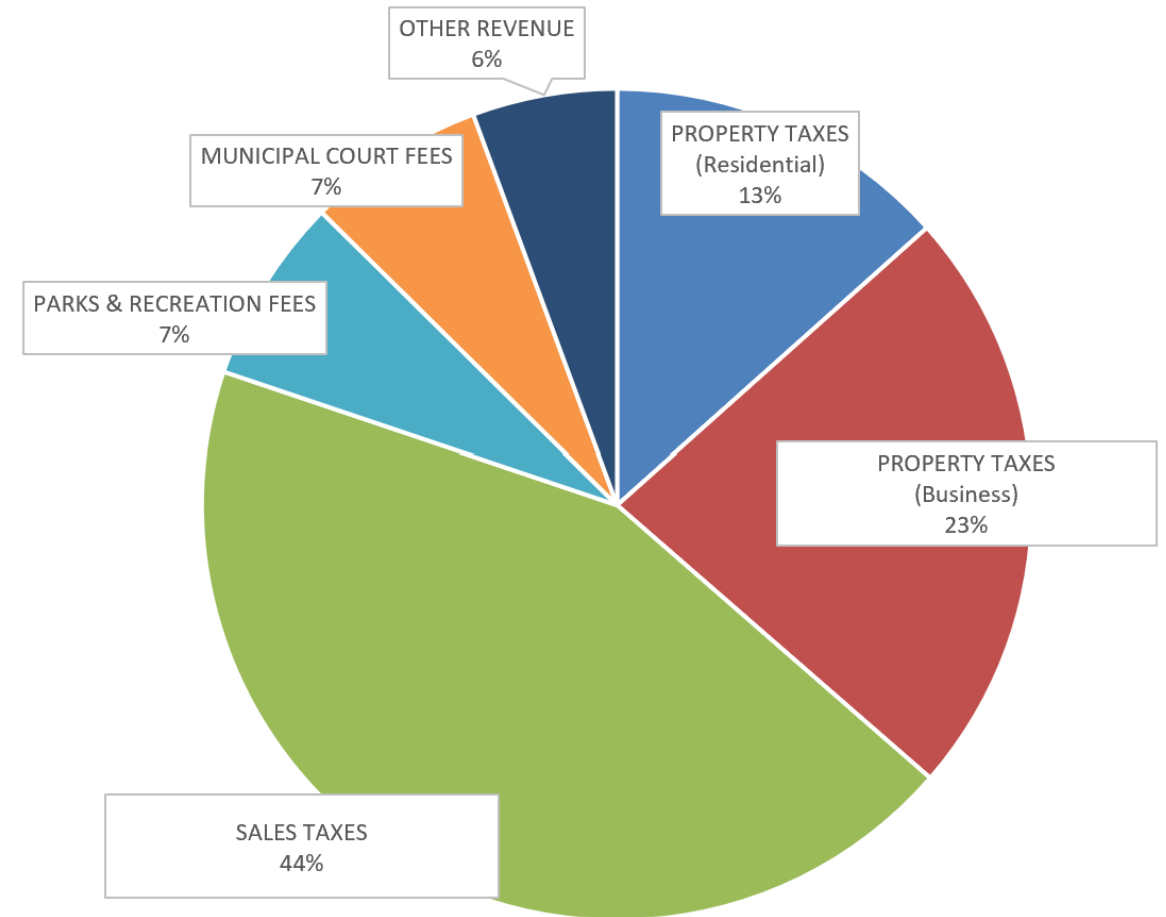


■ Residential ■ Commercial ■ Exemptions

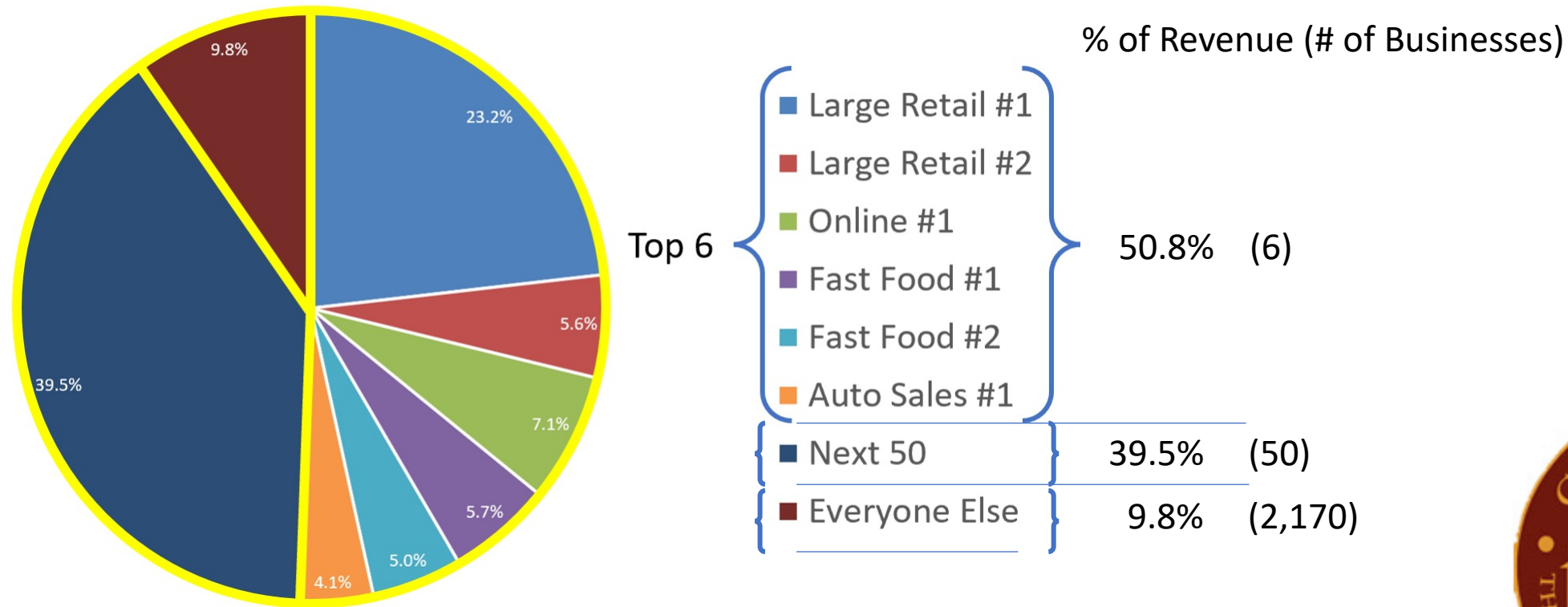




Impact of Sales Tax



3 Categories, by % of contribution





What is the cost of development



Development “Gifts”

- Utilities
- Streets
- Parks
- Drainage



Development “Gifts”

Associated Costs

Streets

- Maintenance
- Replacement
- Collectors, etc

Utilities

- Power Lines
- Gas Lines
- Water/Wastewater Lines
- Offsite expansion for capacity
- Street Lighting

City Services

- Emergency Services
- Library
- Parks
- Personnel



Development “Gifts”

Long Term Cost Considerations

- Expected lifespan per system
- Labor, materials, and equipment to maintain, repair, replace
- Multiplier for replacement cost vs installation cost
- Need for additional people, facilities and equipment
- Contingency Reserve



Evaluating costs vs revenues

How do we ensure long-term sustainability in our communities?

We are here



Generalized Approach – Per Capita Costs

Anticipated General Fund Revenue

Year	Total for Project				
	Residential Units	Commercial Building Construction Costs	Property Tax Residential	Property Tax Commercial	Sales Tax
2020	50	\$1,800,000	\$53,061	\$0	\$24,000
2021	52	\$1,189,910	\$109,041	\$11,258	\$47,460
2022	60	\$1,568,517	\$174,350	\$20,117	\$68,172
2023	62	\$1,393,040	\$242,761	\$31,891	\$86,694
2024	25	\$1,696,722	\$272,933	\$41,301	\$119,495
2025	25	\$738,074	\$303,558	\$51,719	\$139,287
2026	25	\$1,165,338	\$334,642	\$58,579	\$162,377
2027	6	\$1,748,880	\$346,029	\$69,219	\$188,512
2028	49	\$600,280	\$403,219	\$82,874	\$205,340
2029	0	\$7,659,570	\$409,268	\$88,972	\$296,420
2030	49	\$14,382,757	\$488,207	\$126,304	\$476,816
2031	41	\$6,025,915	\$547,742	\$195,659	\$554,169
2032	50	\$14,480,714	\$619,632	\$228,912	\$754,631
2033	23	\$0	\$658,216	\$302,145	\$765,951
2034	55	\$12,223,519	\$746,620	\$306,678	\$907,800

General Fund Costs Per Capita

Assumptions:			
Existing Population of 3,028			
2.53 residents per home			
Per Capita Costs			
Police		\$ 991,595.00	\$ 327.48
Municipal Court		\$ 100,123.00	\$ 33.07
Public Works		\$ 814,684.00	\$ 269.05
Animal Control		\$ 101,250.00	\$ 33.44
Information Technology		\$ 84,775.00	\$ 28.00
Non-Departmental		\$ 31,175.00	\$ 10.30
Cost of Service per resident			\$ 701.32

Our Goal

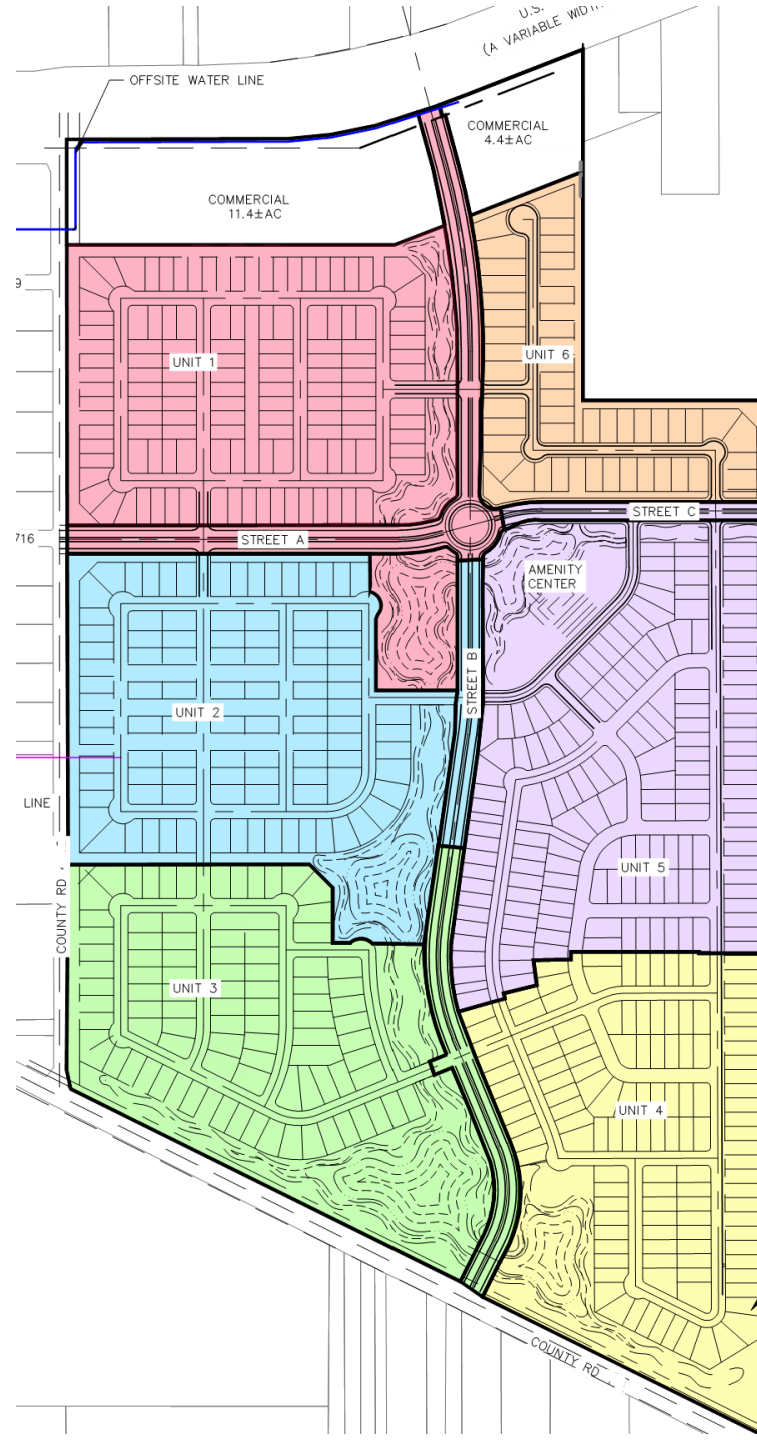


Precision Cost Estimating

PROBABLE COST STUDY

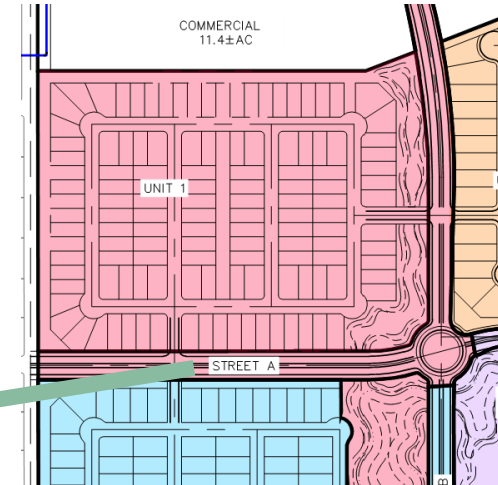
Prepared by Engineering Firm

- **Follow Code Requirements**
- Itemized per size unit (ft, sqft, sqyd, etc)
 - + components
 - + labor
- Unit breakdown cost per lot



I. STREET IMPROVEMENTS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
STREET IMPROVEMENTS					
1.	Mobilization	LS	1	5%	\$94,017.82
2.	Clearing & Grubbing	AC	40.7	\$3,240.00	\$131,868.00
3.	Grading				
	a. Excavation (Tight Yards)	CY	146,071	\$4.40	\$642,712.40
	b. Embankment (Tight Yards)	CY	141,885	\$3.40	\$482,409.00
4.	2" Type D Asphalt (Local A)	SY	15,578	\$13.00	\$202,514.00
5.	8.5" Aggregate Base (Local A) - 1' BOC	SY	16,490	\$11.50	\$189,635.00
6.	6" Lime Stabilized Subgrade	SY	16,490	\$6.91	\$113,945.90
7.	7" Concrete Standard Curb	LF	8,136	\$12.00	\$97,632.00
8.	5' Concrete Sidewalk (Developer Responsibility)	SY	84	\$60.00	\$5,025.00
9.	ADA Ramps (Developer Responsibility)	EA	2	\$1,370.00	\$2,740.00
10.	Signage and Striping	LS	1	\$8,875.00	\$8,875.00
11.	TPDES	LS	1	\$3,000.00	\$3,000.00
TOTAL STREET IMPROVEMENTS:					\$1,974,374.12



ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
STREET A IMPROVEMENTS					
1.	Mobilization	LS	1	5%	\$77,276.83
2.	Clearing & Grubbing	AC	5.32	\$3,240.00	\$17,236.80
3.	Grading				
	a. Excavation (Tight Yards)	CY	10,598	\$4.40	\$46,631.20
	b. Embankment (Tight Yards)	CY	14,784	\$3.40	\$50,265.60
4.	1.5" Type D Asphalt	SY	16,476	\$11.00	\$181,236.00
5.	2.5" Type C Asphalt	SY	16,476	\$16.00	\$263,616.00
6.	17" Aggregate Base - 1' BOC	SY	17,774	\$19.50	\$346,593.00
7.	8" Lime Stabilized Subgrade	SY	17,774	\$9.00	\$159,966.00
8.	7" Concrete Standard Curb	LF	7,131	\$12.00	\$85,572.00
9.	6' Concrete Sidewalk (Developer Responsibility)	SY	4,754	\$60.00	\$285,240.00
10.	ADA Ramps (Developer Responsibility)	EA	14	\$1,370.00	\$19,180.00
11.	Roundabout Landscaping	LS	1	\$75,000.00	\$75,000.00
12.	Signage and Striping	LS	1	\$10,000.00	\$10,000.00
13.	TPDES	LS	1	\$5,000.00	\$5,000.00
TOTAL STREET A IMPROVEMENTS:					\$1,622,813.43
TOTAL STREET IMPROVEMENTS:					\$3,597,187.55



IV. WATER DISTRIBUTION SYSTEM

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
ONSITE WATER DISTRIBUTION					
1.	8" PVC C-900, DR 18	LF	4,283	\$55.00	\$235,565.00
2.	8" Gate Valve, MJ w/Valve Box	EA	7	\$2,150.00	\$15,050.00
3.	Standard Fire Hydrant Assembly	EA	9	\$5,000.00	\$42,830.00
4.	Cast Iron Fittings	Ton	4.3	\$9,069.30	\$38,843.81
5.	¾" Single Service, Short	EA	68	\$616.03	\$41,890.04
6.	¾" Single Service, Long	EA	61	\$712.29	\$43,449.69
7.	¾" Irrigation Service	EA	3	\$712.29	\$2,136.87
8.	Joint Restraints	LS	1	\$23,556.50	\$23,556.50
9.	Hydrostatic Pressure Test	EA	5	\$1,064.64	\$5,323.20
10.	Trench Excavation Protection	LF	4,283	\$1.15	\$4,925.45
11.	Chlorination	LF	4,283	\$1.00	\$4,283.00
12.	Meter Box	EA	132	\$365.00	\$48,180.00
TOTAL ONSITE WATER DISTRIBUTION SYSTEM:					\$506,033.56

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
STREET A - WATER DISTRIBUTION					
1.	12" PVC C-900, DR 18	LF	3,171	\$88.00	\$279,048.00
2.	12" Gate Valve, MJ w/Valve Box	EA	5	\$4,000.00	\$20,000.00
3.	Standard Fire Hydrant Assembly	EA	6	\$5,000.00	\$31,710.00
4.	Cast Iron Fittings	Ton	3.2	\$9,069.30	\$28,758.75
5.	¾" Irrigation Service	EA	1	\$712.29	\$712.29
6.	2" Blowoff Assembly (Permanent)	EA	3	\$3,500.00	\$10,500.00
7.	Joint Restraints	LS	1	\$27,904.80	\$27,904.80
8.	Hydrostatic Pressure Test	EA	4	\$1,064.64	\$4,258.56
9.	Trench Excavation Protection	LF	3,171	\$1.15	\$3,646.65
10.	Chlorination	LF	3,171	\$1.00	\$3,171.00
11.	Meter Box	EA	1	\$365.00	\$365.00
TOTAL STREET A WATER DISTRIBUTION SYSTEM:					\$410,075.05

OFFSITE WATER LINE DISTRIBUTION SYSTEM					
1.	12" PVC C-900, DR 18	LF	2,120	\$88.00	\$186,560.00
2.	12" Gate Valve, MJ w/Valve Box	EA	3	\$4,000.00	\$12,000.00
3.	Standard Fire Hydrant Assembly	EA	4	\$5,000.00	\$21,200.00
4.	Cast Iron Fittings	Ton	2	\$9,069.30	\$19,226.92
5.	Tie-In to Existing Water Facility	EA	1	\$25,000.00	\$25,000.00
6.	Open Cut & Repair C.R 4712	LS	1	\$20,000.00	\$20,000.00
7.	2" Blowoff Assembly (Permanent)	EA	1	\$3,500.00	\$3,500.00
8.	Joint Restraints	LS	1	\$18,656.00	\$18,656.00
9.	Hydrostatic Pressure Test	EA	2	\$1,064.64	\$2,129.28
10.	Trench Excavation Protection	LF	2,120	\$1.15	\$2,438.00
11.	Chlorination	LF	2,120	\$1.00	\$2,120.00
TOTAL OFFSITE WATER LINE DISTRIBUTION SYSTEM:					\$312,830.20
TOTAL WATER DISTRIBUTION SYSTEM:					\$722,905.25

Notes:

1. It is assumed that the cast iron fittings are needed at 0.1 Tons/100 LF of water line.
2. It is assumed that water connections to existing mains are readily available in the vicinity of the property.
3. Assume that a fire hydrant is placed every 500 LF.
4. It is assumed that the cost of joint restraints are 10% of the total cost of the water lines.
5. Cost for offsite easment acquisition is not included in this OPC.



OPINION OF PROBABLE COST
SUMMARY

		Street LF - 7,053
50' X 120' Lot Size	129 Lots	Local "A" - 4,380
	40.7 Acres	Arterial - 2,673
I.	STREET IMPROVEMENTS	\$3,597,188
II.	DRAINAGE IMPROVEMENTS	\$777,825
III.	SANITARY SEWER COLLECTION SYSTEM	\$1,213,302
IV.	WATER DISTRIBUTION SYSTEM	\$722,905
V.	ELECTRICAL DISTRIBUTION & GAS	\$387,000
VI.	STREET LIGHTING	\$160,500
VII.	PLATTING & MISC. FEES (DEVELOPER)	\$5,264
VIII.	UTILITY IMPACT & MISC. FEES (HOMEBUILDER)	\$728,905
IX.	ENGINEERING FEES	\$361,200
X.	CONTINGENCY 10% (Items I, II, III, IV)	\$631,122
PROJECT TOTAL (W/O HOMEBUILDER FEES)		\$7,856,306
GRAND PROJECT TOTAL (W/ HOMEBUILDER FEES)		\$8,585,211
UNIT COST ANALYSIS (W/O HOMEBUILDER FEES)		
Cost per Lot =	\$60,902	<input checked="" type="checkbox"/>
Cost per Acre =	\$193,030	<input type="checkbox"/>
		<input type="checkbox"/>
UNIT COST ANALYSIS (W/ HOMEBUILDER FEES)		<input type="checkbox"/>
Cost per Lot =	\$66,552	
Cost per Acre =	\$210,939	

NO DESIGN COMPLETED
PRELIMINARY DESIGN (Grading Only)
FINAL DESIGN
OTHER



Our Goal



Precision Cost Estimating

PROBABLE COST STUDY

Prepared by Engineering Firm

- **Follow Code Requirements**
- Itemized per size unit (ft, sqft, sqyd, etc)
+ components
+ labor
- Unit breakdown cost per lot

FILLING IN THE GAPS

- Baseline of cost per capita
- Scaling units for people, facilities and equipment
 - Equipment/Vehicle replacement plan
- Required Pro Forma from Developer
 - Anticipated Revenue Analysis

Incentives

Highest Standards:
Make the city better

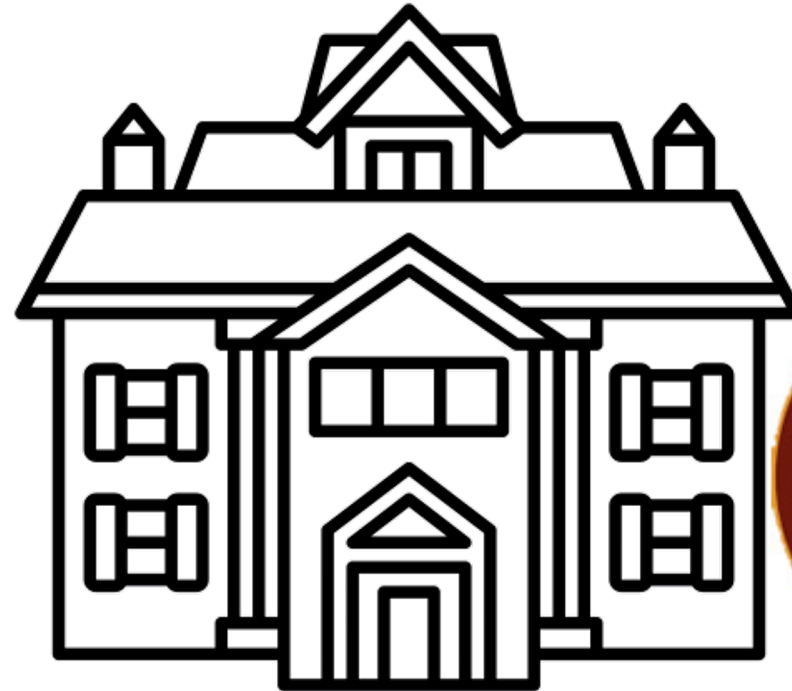
TIRZ/380(381)

Higher Standards:
Don't make the city worse

PID

Minimum Standards:
Meet the code

No incentives



Incentives

Highest Standards:
Make the city better

TIRZ/380(381)

Higher Standards:
Don't make the city worse

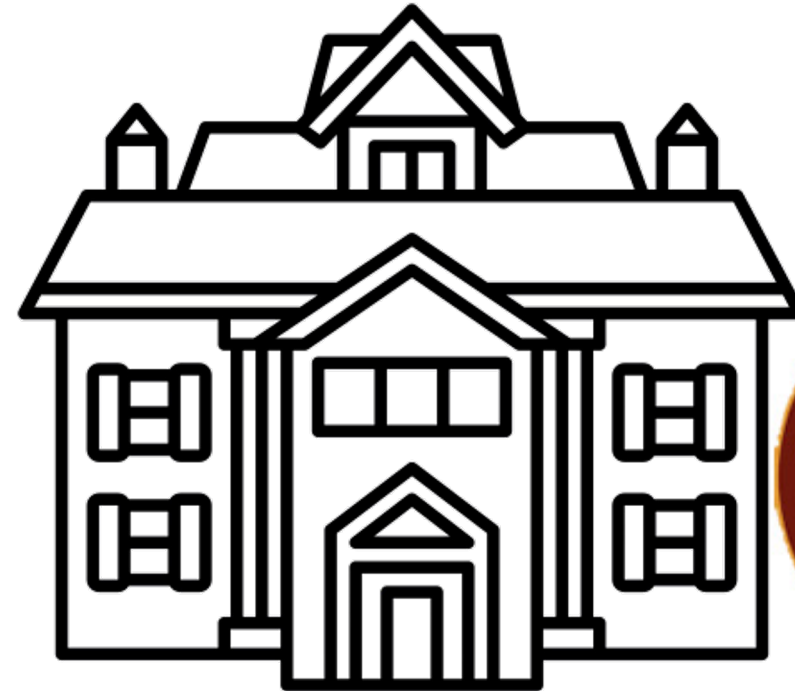
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Meet the code

No incentives



SB2038

PID





Can Participate in incentives