

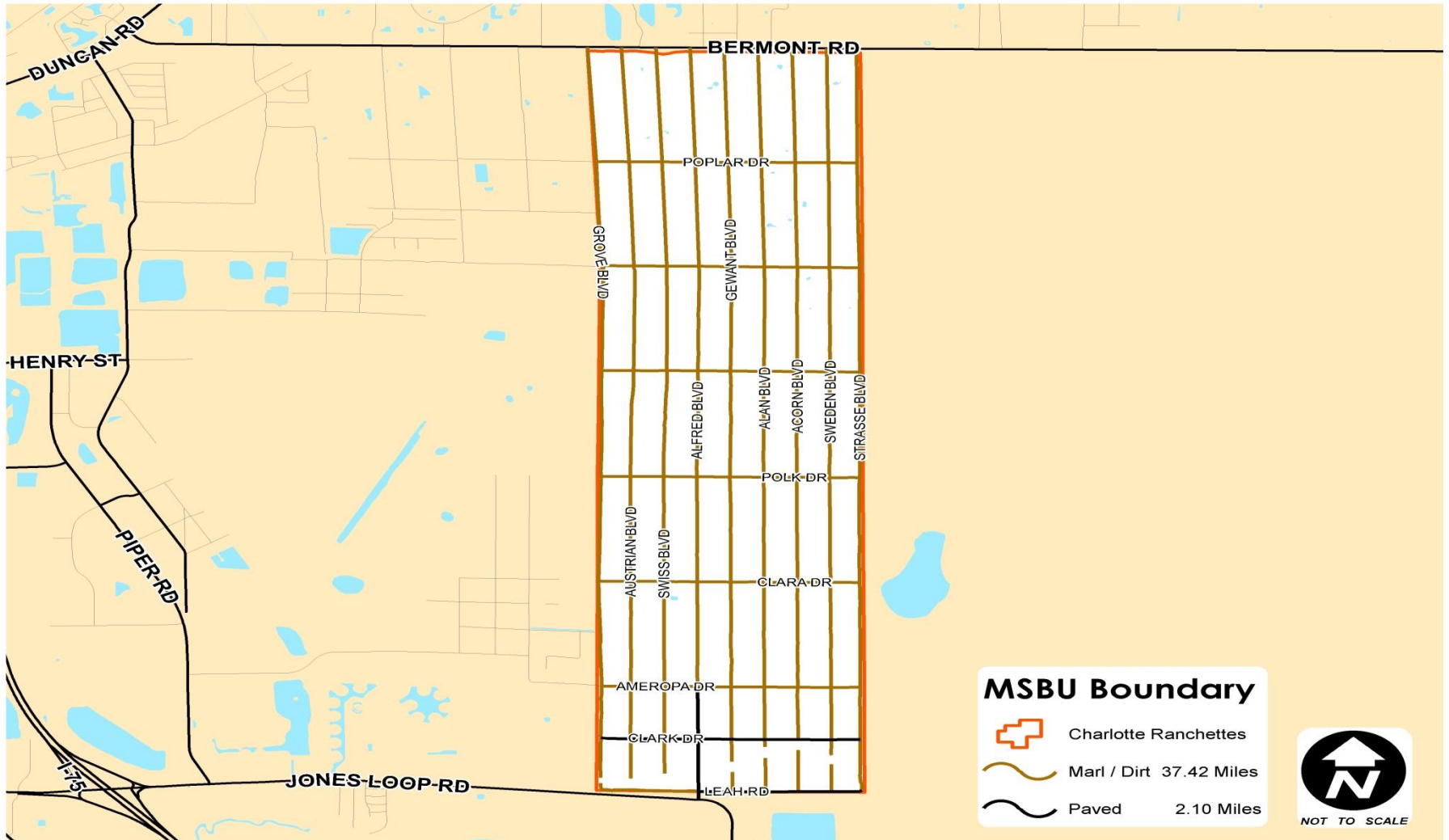
Updated 12/15/17



Charlotte Ranchettes Street and Drainage MSBU



Map of the District





M&O Master Plan

Charlotte Ranchettes

BCC Strategic Goal:

- **Quality of Life:** Enhance community life by clean air and water, conservation and wildlife, and natural resources, and provide community amenities.
- **Infrastructure:** Stabilize and maintain County-wide infrastructure.
- **Public Safety:** Maintain a safe and healthy community in which to live.
- **Efficient and Effective Government:** Facilitate the organization's capacity to govern and manage effectively in the rapidly changing and challenging environment.

Long-Range Outcomes:

- Improve the appearance of the community
- Implement current projects
- Maintain maintenance programs and delineate costs
- Plan for Unfunded projects
- Analyze value of various funding mechanisms – Impact Fees; MSBUs
- Determine the amount of infrastructure needed vs. funding sources
- Compare the costs of replacing old infrastructure vs. infrastructure needed for growth
- Improve community safety features such as lighting, sidewalks and bike paths
- Execute strategies to manage risks such as code violations, driver safety and homelessness
- Strengthen a culture of innovation, performance and accountability
- Strengthen the capacity for analytics and data driven decision making
- Improve the customer experience
- Improve our communications with the public

FY 15/16 & FY 16/17 Initiatives:

- Develop a 20 year Capital schedule and identify funding
- Expand to include maintenance projects (5, 10, 20 year schedules)
- Seek all means of alternative funding (state and federal)

Need:

Analyze the requirements of this unique rural community and present options to Administration and the BCC as to how to proceed with an MSBU or alternative options.

Objective:

To compile a brief history to inform Administration and the BCC as to how we have gotten here. Identify the minimum standards we should be operating under and delineate those costs. Present options to include but are not limited to: assessment increases or turning the roads over to a private entity.

Funding Availability / Funding Options:

MSBU or Self-Funded.

Incubation Status:

Staff is currently working to develop a plan. A lot of background research has been compiled and One Sheet will be prepared to present to Administration.



Levels of Service

- Basic maintenance should include:
 - Road grading and asphalt maintenance to maintain a safe/passable route for residents, core and emergency services.
 - Swale grading ensures the roadway can drain properly. The roadside swales will convey the water to the outfalls and major outfalls.
 - Safety mowing and brush control to ensure line of sight and a clear recovery zone.



Current Maintenance

- Current maintenance includes:
 - Minimal road grading and brush control.
 - An adequate work program cannot be established at current funding levels.



Pictures





History of Issues

- There are not enough funds generated annually to support the proper grading of all the roads one time per year.
- Unable to clean or maintain drainage ditches due to private property issues and funding.
- Property owners have filled in backyard ditches causing drainage issues.
- Only in recent years has any funding been allocated for minimal brush cutting, less than \$12,000 per year.



Ordinance Information

- Creation of the Charlotte Ranchettes Street and Drainage Unit – 12/17/1991
- Formal creation of the Charlotte Ranchettes Advisory Board – 11/28/2006



History of Rates

- The rate was set at \$50 dollars per acre from 1998-2004.
- In 2004 the rate was increased from \$50 dollars an acre to \$100 dollars an acre.
- Today the assessment rate remains at \$100 dollars an acre.

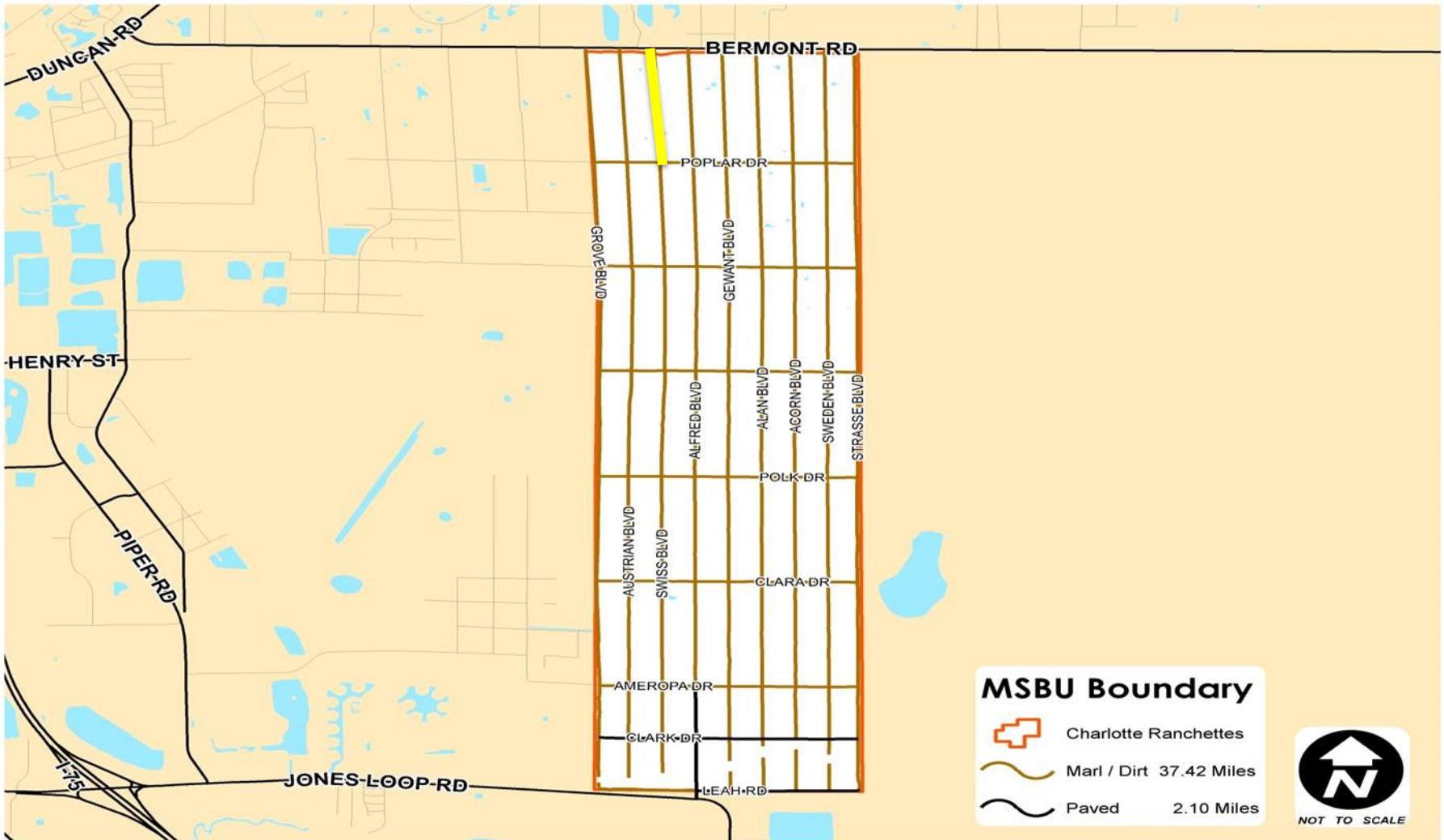


Pilot Program

- Test Area – Swiss Boulevard.
- 2014 internal work costs totaled \$109,017.74
- Work included drainage maintenance, pipe installation, road grading.
- To do this throughout the Ranchettes it would cost \$7,098,080 without paving, design or survey.
- This equals \$3,190 per acre as a one time cost not including maintenance.



Pilot Program





Estimated Costs for Paving

- 1 mile of road 20 ft wide = \$90,000.00 per mile*
- 37 miles X \$90,000.00 = \$3.33 million dollars

*Given that the road base is ready for pavement and proper drainage has been established. 12



Grading Costs

- Contracted Costs - 1 mile of road 20ft wide=11,733 square yards at \$.40 per SY = \$4,693 per mile x 37 miles=\$173,648.00 (One time cost to grade only – no material)
- In House



Options Moving Forward

- Option 1
 - Increase the rate for the Charlotte Ranchettes to adequately fund basic maintenance services.
- Option 2
 - New level of service / standard to discontinue maintaining dirt roads throughout the County.
- Option 3
 - Dissolve the Charlotte Ranchettes Street and Drainage Unit and return the maintenance responsibility to the residents.
- Option 4
 - Status Quo - Dissatisfaction levels are high.