



West Lakes Conservancy Fall Meeting - Update

Remember When



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Why a Conservancy?

- ▶ Flood Prevention and Control
- ▶ Prevent the Loss of Topsoil Due to Water Erosion
- ▶ Develop Forests, Wildlife Areas, Parks, and Recreational Facilities
- ▶ Operation, Maintenance and Improvement of:
 - ▶ Works for Water Based Recreational Purposes
 - ▶ Other Work of Improvement



What is a Conservancy?

- ▶ Taxing District/Municipality
- ▶ Grants
- ▶ Bonds
- ▶ Loans
- ▶ Agreements
- ▶ Board of Directors
 - ▶ Initially Appointed from Petition Signers
 - ▶ Later Elected by Members of Each District

Benefits?

- ▶ Reduced Flooding Impacts
- ▶ Improved Water Quality
- ▶ Mitigate Dangerous River Clean Ups
- ▶ Increased Property Values
- ▶ 100% Tax Deductible



What Does it Take to Establish a Conservancy?

- ▶ Petition
- ▶ Statutory Requirements
 - ▶ 30% Freeholders
 - ▶ 51% Assessed Value
- ▶ Only Freeholders can Sign
- ▶ Properties Must be Continuous



Rate and Application (Estimated)

- ▶ Rate based upon Conservancy Need, District Map
- ▶ Rate Applied Against Property Assessed Value
- ▶ Maximum Rate: : ~~.000667~~ **0.0005**

#		Rate	Estimated Revenue
1	On the lake (within 1/4 mile to stop logs)	0.0005	\$46,674
2	Properties from the stop logs to 300W	0.0005	\$ 2,476

Total

\$49,150

Rate Example

- ▶ Assessed Value Single: \$275,000
- ▶ Maximum Rate: **0.0005**
- ▶ Annual Cost (tax): \$137.50

Assessed Value	Tax at Proposed Rate (.0005)
\$100,000	\$50
\$200,000	\$100
\$300,000	\$150
\$400,000	\$200
\$500,000	\$250
\$600,000	\$300
\$700,000	\$350
\$800,000	\$400
\$900,000	\$450

***Collected on Annual Property Tax Through Noble County**

****Estimated Fees**

Who Will be in the Conservancy?

▶ On the Lake

- ▶ Properties on West Lakes Down to the Stop Logs

▶ All Areas

- ▶ On the Lake
- ▶ Properties Up to $\frac{1}{4}$ Mile from the Water
- ▶ Properties on the River Between the Stop Logs and 300 W

Current Progress Towards a Conservancy

	On Lake	All Areas
Number of Properties	398	681
Number of Freeholders	295	430
Signature: Needed for 30%	89	129
Current Signatures	147	170
Current Percentage	49.83%	39.53%
	Assessed Value	
	On Lake	All Areas
Assessed Value	\$73,897,600	\$98,301,100
Needed Assessed Value for 51%	\$37,687,776	\$50,133,561
Value of Signed Freeholders	\$40,683,500	\$44,544,500
Current Percentage	55%	45%
Amount Still Needed	0	\$5,589,061

Next Steps

- ▶ Complete Obtaining Signatures on the Petition
- ▶ Court Filings / Hearings (minimum of 3 Meetings)
- ▶ Time (+/- 1 year)
- ▶ County Commissioners Appoint Directors (7)
- ▶ Directors Start Preparing a District Plan
- ▶ Directors Prepare a Budget and Submit to the Department of Local Government and Finance

Thanks to the Canvassers

Canvassers	
➤ Doug Barhydt	➤ Randy Mull
➤ Jim Bougher	➤ Diann Scott
➤ Cheryl Coons	➤ Jean Thomas
➤ Tom Janozik	➤ Laura Veldman
➤ Dan Lash	➤ Paul Veldman

Summary

- ▶ Conservancy is a Step Toward Achieving West Lake's Goals
 - ▶ Flood Prevention and Control
 - ▶ Improving Water Quality
 - ▶ Reducing Topsoil Loss due to Water Erosion
 - ▶ Developing Forests, Wildlife Areas & Recreational Facilities
- ▶ How Can You Help:
 - ▶ Sign the Petition
 - ▶ Talk to Your Neighbors

Questions

