West Lakes Conservancy

Remember When



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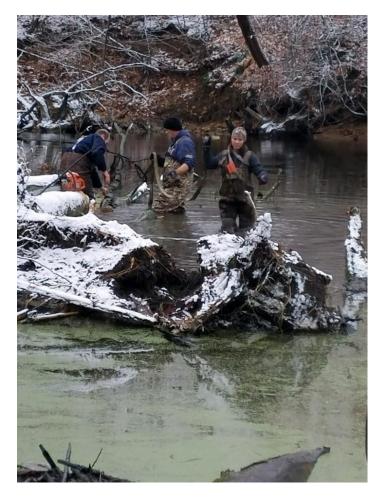


What did we do about it?





Manpower





Horsepower



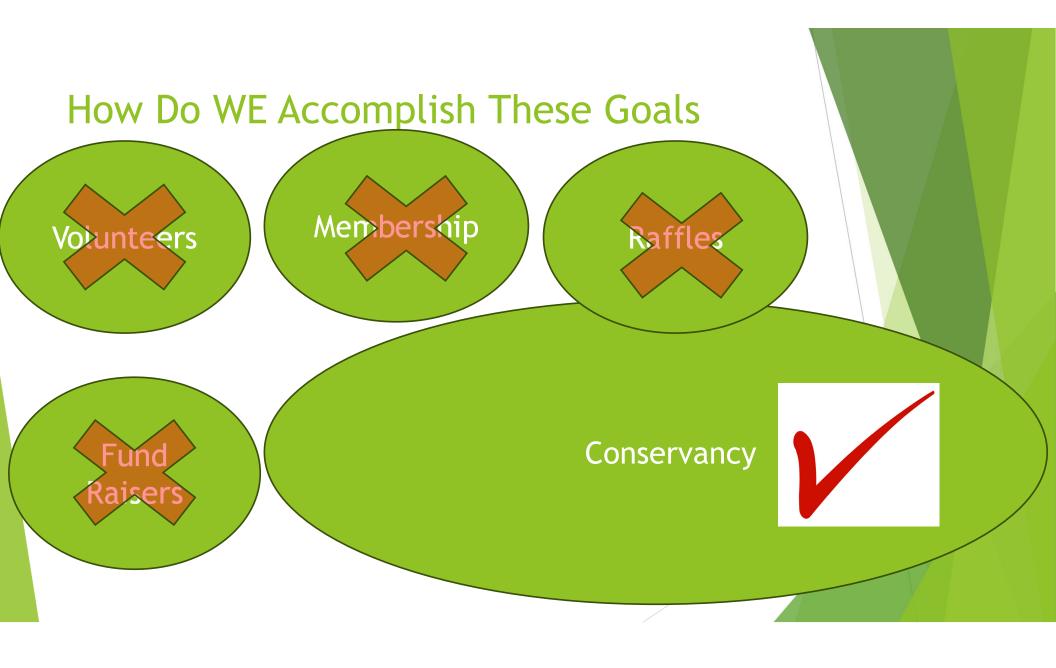
And a Song



Volunteers Have Carried Us This Far

More to be Done

- Flood Prevention and Control
- ► Topsoil Loss
- Forests, Wildlife, Parks and Recreational Areas
- Operation, Maintenance, and Improvement for Water Based Recreational Purposes
- These are Expensive Undertakings



What is a Conservancy?

- Taxing District/Municipality
- Bonds
- Loans
- Agreements
- Board of Directors
 - Initially Appointed
 - Later Elected



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

Who Will be in the Conservancy?

- Properties on West Lakes Down to the Stop Logs
- Properties Up to ¼ Mile from the Water
- Properties on the River Between the Stop Logs and 300 W



What Does it Take to Establish a Conservancy?

Petition

- Statutory Requirements
 - ► 30% Freeholders
 - 51% Assessed Value
- Only Freeholders can Sign
- Boundaries Must be Contiguous



What's Next?

- Court Filings / Hearings
- Meetings (3)
- Time (+/- 1 year)
- County Commissioners Appoint Directors (7)
- Directors Prepare a Budget
- Submit Budget to County Assessor's Office
- Assessor's Office Issues Tax Statement



Benefits?

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



Estimated Cost

- Initial \$40,000
- Recurring Fees \$6,000
- Stream Maintenance/ Log Removal \$6,000
- Vegetation Control \$8,000
- Stop Logs \$1,200
- 2 Stage Ditches / Sediment Pits \$25,000
- Dredging Allocation \$16,000
- Average Annual Cost \$65,000



Rate and Application (Estimated)

- Rate based upon Conservancy Need, District Map
- Rate Applied Against Property Assessed Value
- Preliminary Estimated Rate:

#	Description of District Area	Rate	Estimated Revenue
1	On the lake (within 1/4 mile to stop logs)	0.000667	\$62,264
2	Properties from the stop logs to 300W	0.000667	\$3,303
		Total	\$65,567

Rate Example

- Assessed Value Single: \$275,000
- Estimated Rate: 0.000667
- Annual Cost (tax): \$183

Assessed Value	Tax at Estimated Rate (.000667)	
\$100,000	\$67	
\$200,000	\$133	
\$300,000	\$200	
\$400,000	\$267	
\$500,000	\$334	
\$600,000	\$400	
\$700,000	\$467	
\$800,000	\$534	
\$900,000	\$600	

Do You Want to Return to This?



Do You Want to Jump in the River?





Summary

- Conservancy is a Step Toward Achieving West Lake's Goals
- You Can Help
 - Sign the Petition
 - Sign up to be a Canvasser

Questions