

The background features abstract, overlapping green geometric shapes. On the left, a solid green trapezoid points upwards. On the right, a complex arrangement of various shades of green (from light lime to dark forest green) forms a series of overlapping triangles and polygons, creating a dynamic, layered effect. A thin, light gray line extends diagonally from the bottom left towards the right, passing through the green shapes.

# West Lakes Conservancy

## Remember When



# Remember When





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





## How Do WE Accomplish These Goals

~~Volunteers~~

~~Membership~~

~~Raffles~~

~~Fund  
Raisers~~

Conservancy



# 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  $\frac{1}{4}$  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

