

# Kings Beach Commercial Core Improvement Project

Public Hearing for  
Formation of Kings Beach Benefit District No. 1  
Placer County Board of Supervisors  
October 23, 2012



Presented By: Placer County Department of Public Works

# PROJECT PURPOSE AND NEED

& Pedestrian Mobility

& Bicycle Mobility

& Water Quality

& Improve Aesthetics of  
the Commercial Core



# WHAT IS IT GOING TO LOOK LIKE?



North Tahoe Event Center  
APN: 090-080-018  
Address: 8318 N Lake Blvd

Original  
23

Existing Conditions



North Tahoe Event Center  
APN: 090-080-018  
Address: 8318 N Lake Blvd

Proposed  
23

Proposed Conditions

Looking West near the Deer Street and SR-28 Intersection



# Proposed District Boundaries

# District Benefits

- Cost sharing by District property owners on a fair and equitable basis to receive special benefits
- Benefits to include consistent and uniform maintenance of streetscape improvements through providing the following:
  - Snow Removal of Sidewalks (65% of 110,000 sf) to provide property accessibility – predominant assessment budget item at \$105K annually
  - Trash Removal – 15 receptacles year round
  - Sidewalk Cleaning - power washing treatment twice per year
  - Landscaping Maintenance – irrigation, aesthetic treatment and replacement
  - Repairs and Contingencies – accounts for unforeseen repairs, renovation and/or replacement of damaged improvements
  - Capital Improvement Replacement Fund – replacement and/or replacement of improvements of larger, more expensive improvements following their functional life expectancy
  - Administration Fee – costs for administration, coordination and management of District services
  - Operating Reserve Collection – revenue needed to maintain District during the first six months of each fiscal year

# Annual District Budget

Description	Amount
<b>Direct Maintenance Costs</b>	
Snow Management	\$104,638.25
Snow Hauling	3,600.00
Snow Storage	20,000.00
Trash Removal	3,478.80
Sidewalk	10,800.00
Landscape Maintenance and Supplies	17,500.00
Repairs and Contingencies	6,400.68
Capital Improvement Replacement Fund	<u>8,000.85</u>
<b>Subtotal Direct Maintenance Costs</b>	<b>\$174,418.58</b>
<b>Administration Costs</b>	
Administration Fee	\$8,720.93
Rounding Adjustment	<u>(0.26)</u>
<b>Subtotal Administration Costs</b>	<b>\$8,720.67</b>
<b>Subtotal of Direct Maintenance and Administration Costs</b>	<b>\$183,139.25</b>
Operating Reserve Fund Contribution	\$18,313.92
<b>Total 2014/15 Cost Estimate Budget</b>	<b>\$201,453.17</b>
<b>General Benefit Contribution</b>	<b>(\$35,000)</b>
<b>Total Cost Estimate to be levied in 2014/15</b>	<b>\$166,453.17</b>

# ANNUAL ASSESSMENT AMOUNT BREAKDOWN KINGS BEACH BENEFIT ASSESSMENT DISTRICT NO. 1

COUNTY OF PLACER  
STATE OF CALIFORNIA



# Assessment Amount Breakdown

**PARCEL LAND USE CLASSIFICATION BREAKDOWN  
KINGS BEACH BENEFIT ASSESSMENT DISTRICT NO. 1**

**COUNTY OF PLACER  
STATE OF CALIFORNIA**



# District Parcel Land Uses

# Evaluation of Maintenance Funding

- In 2011, NTBA retained NBS to evaluate maintenance:
  - Property Based Improvement District (PBID)
  - Business Improvement District (BID)
  - Benefit Assessment District (District)
- Community Feedback:
  - Preference for Benefit Assessment District to include:
    - ⌘ Sidewalk Maintenance      Trash Pick Up
    - ⌘ Snow Management          Landscape Maintenance



# Public Outreach

- Throughout project planning and design (2007 to present), briefed community on the expectation that the multimillion dollar investment by Placer County be maintained by benefitting properties
- NTBA conducted a series of stakeholder meetings and smaller focus meetings in the spring of 2011 to discuss various methods of assessments and payment options
- One-on-one meetings were conducted to make sure property owners and tenants had the required information
- In December 2011, public meetings were held focusing on community preferred method of assessment, determining parcel assessment costs, assessment cost estimates, District formation and balloting procedures, and assessment establishment
- In 2012, NTBA conducted polling surveys of proposed District property owners and/or tenants to determine potential level of support for forming District

# District Details

- ❑ The County (DPW) would manage District
  - Contractors hired to perform “custodial” work through low bid process (local vendor preference and no prevailing wage requirement contingent upon applicable law at time of contracting)
- ❑ Assessment timing
  - No assessment until improvements installed
- ❑ No District properties are exempt from payment
- ❑ 294 Total Parcels (40 zoned residential)
- ❑ 171 Parcel owners live within District, 65 live in the Basin, and 106 live outside Basin
- ❑ Property assessment per owner breakdown as follows:
  - Maximum at \$16,442.09/year (BLLC)
  - Minimum at \$13.13/year (Sweetbriar Condominium)
  - Average at \$967.75/year
  - Median at \$436.22/year
  - 173 individual property owners (72 associated with Sweetbriar Condominium)

# District Formation Process

## Today's Actions:

- ❑ Conduct public hearing and adopt resolution related to formation of Kings Beach Benefit Assessment District No. 1
- ❑ Approve Assessment Engineer's Report filed with Clerk of the Board
- ❑ Authorize issuance of ballots to District property owners and set a public hearing date of January 22, 2013 to tabulate ballots, finalize formation of District and consider levying assessments
- ❑ Through the above summarized actions, County is complying with the procedures specified in Article XIID of the California Constitution and Proposition 218

## Future Actions:

- ❑ If today's actions approved, ballots would be prepared and mailed to each property owner (they must be received at least 45 days prior to Jan. 22, 2013 public hearing) in accordance with Proposition 218
- ❑ Returned assessment ballots received prior to close of public hearing would be tabulated, weighted by the proposed assessment amount and results announced by BOS
- ❑ 50% or more of returned weighted ballots in favor, BOS may approve District formation and levy assessments