

Tahoe City Benefit Assessment District

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Agenda

- 1** The Project
- 2** TCPUD Feasibility
- 3** County Feasibility
- 4** Benefit Assessment District
- 5** General Questions and Answers
- 6** Breakout Session

Fanny Bridge Community Revitalization Project

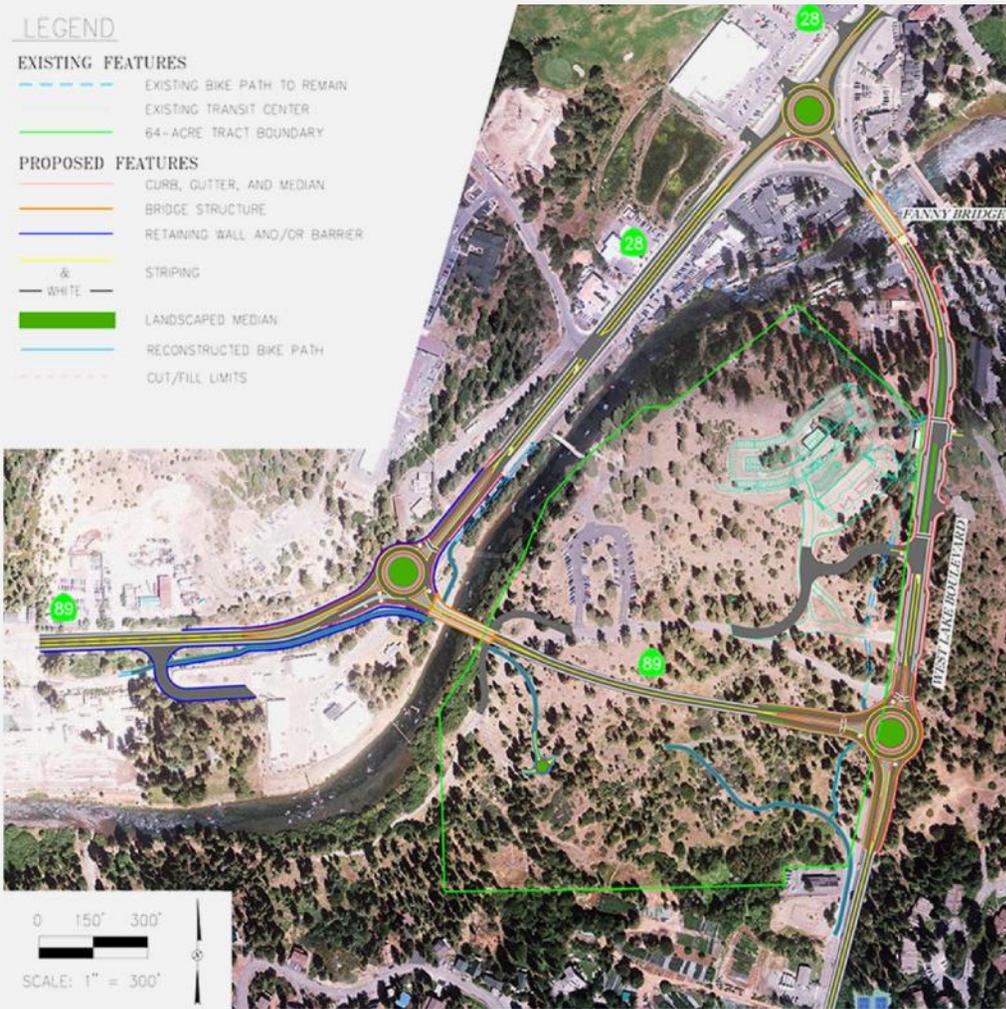
LEGEND

EXISTING FEATURES

- EXISTING BIKE PATH TO REMAIN
- EXISTING TRANSIT CENTER
- 64+ ACRE TRACT BOUNDARY

PROPOSED FEATURES

- CURB, GUTTER, AND MEDIAN
- BRIDGE STRUCTURE
- RETAINING WALL AND/OR BARRIER
- STRIPING
- WHITE
- LANDSCAPED MEDIAN
- RECONSTRUCTED BIKE PATH
- CUT/FILL LIMITS



"WYE" INTERSECTION



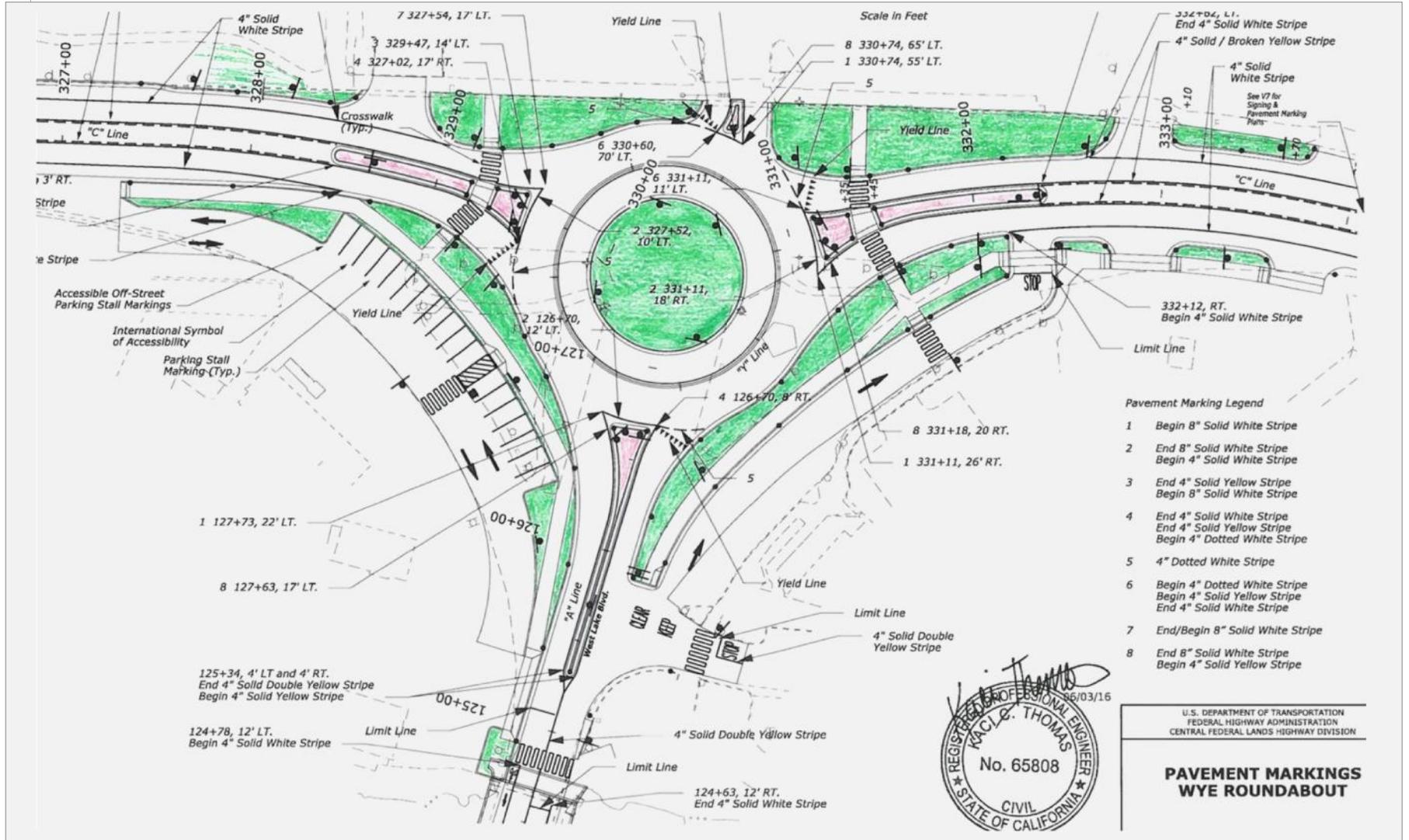
WESTERN ROUNDABOUT



EASTERN ROUNDABOUT



Improvements at Wye



Proposed Improvements



Proposed Improvements



Proposed Improvements



Proposed Improvements



Proposed Improvements



Project Timeline

October 2016

Construction contract awarded to Martin Brothers Construction

Spring to Fall 2017

Construct new Truckee River Bridge, located east of the existing Caltrans maintenance yard along SR 89 (River Street.) and the new alignment from SR 89 (River Street) to West Lake Blvd. north of Granlibakken Road along with the two roundabouts on either end.

Summer 2017 to Fall 2018

Work will begin on constructing the new roundabout at the wye intersection. Upon completion and opening of the new Truckee River Bridge, work is scheduled to begin on the replacement of the Fanny Bridge.



Proposed Goals, Objectives and Community Benefits

- Enhance the area's economic and social vitality
- Minimize travel backups
- Offer two emergency accesses and egresses from the west shore
- Improve pedestrian and cyclist mobility and wayfinding
- Replace 87 year-old Fanny Bridge
- Replace 40+ year-old sewer line



More Benefits!

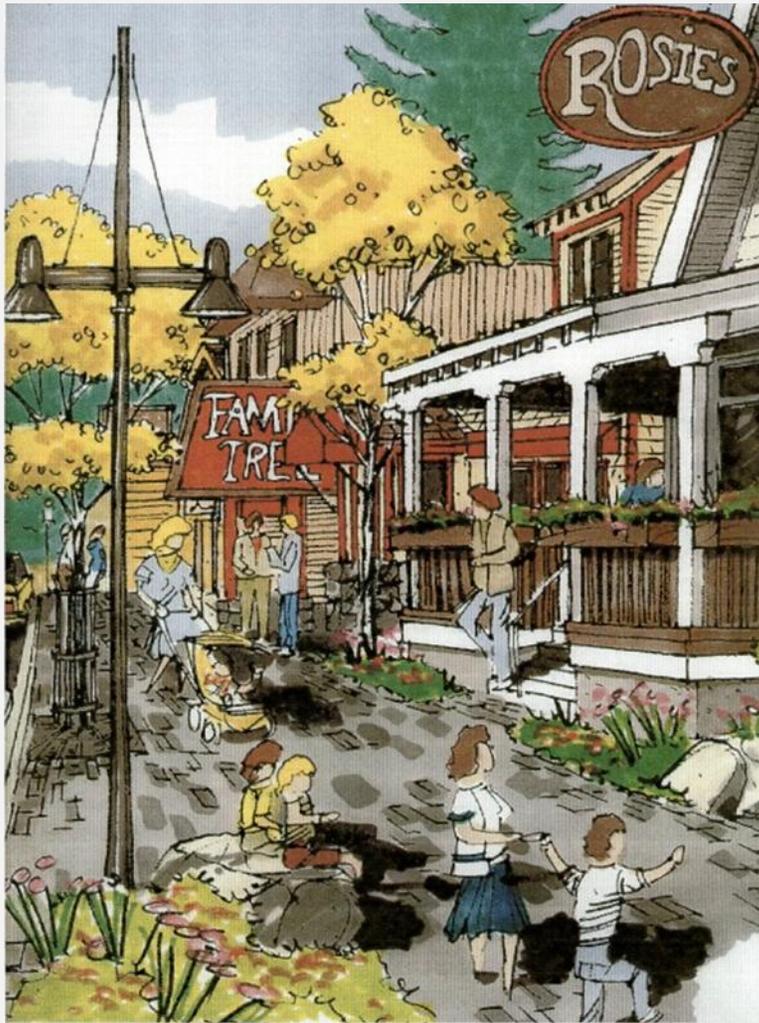


- SR 89 South of Fanny Bridge becomes a local road with complete street design
- Reduced congestion & significant improvements at the Wye / Wo
- Implementation of elements within the Pedestrian Cyclist Road Safety Audit

TCPUD Services

- History of Tahoe City Sidewalks
- Current Assessment District
- Challenges: Equity, Funding Shortfalls, Enforcement

TCPUD Services



TCPUD Services



TCPUD Services



TCPUD Services



County Participation

**Placer County Fanny Bridge Revitalization
Contribution**

=

\$3.9 Million

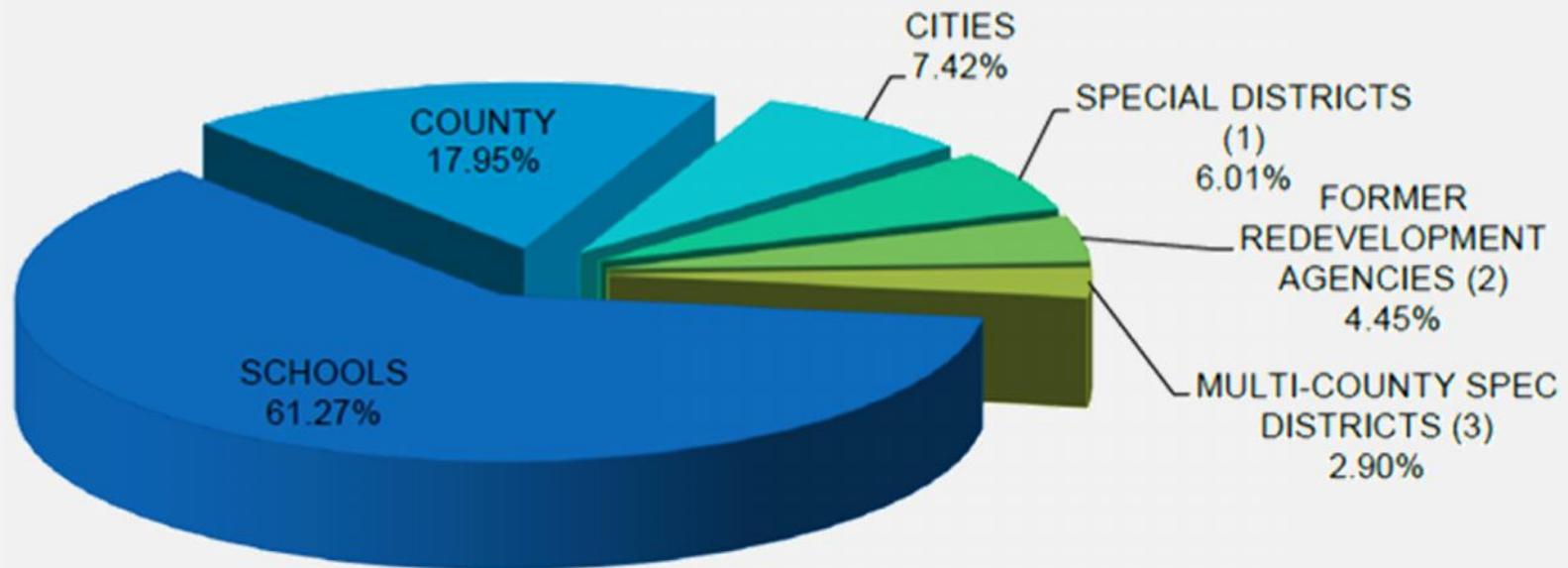
**Placer County Contribution
to Tahoe City Benefit Assessment District**

=

\$51,371

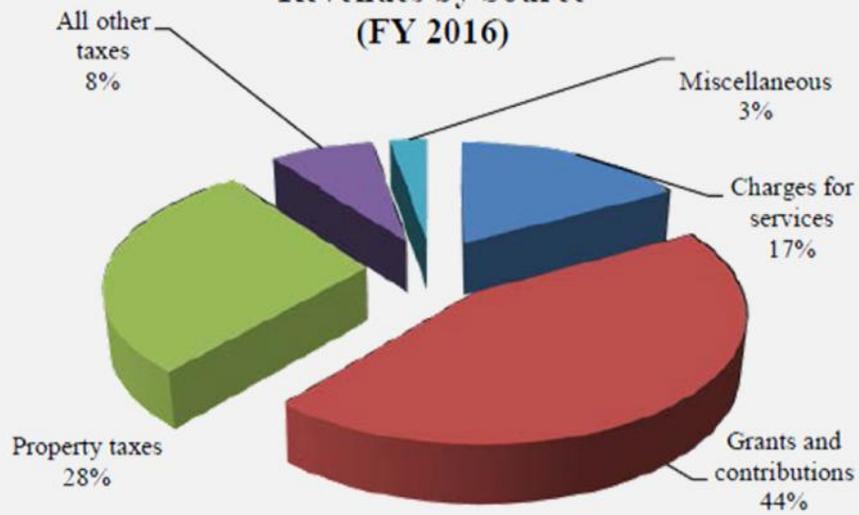
County Participation

BREAKDOWN OF \$1 OF PROPERTY TAXES FISCAL YEAR 2016-17

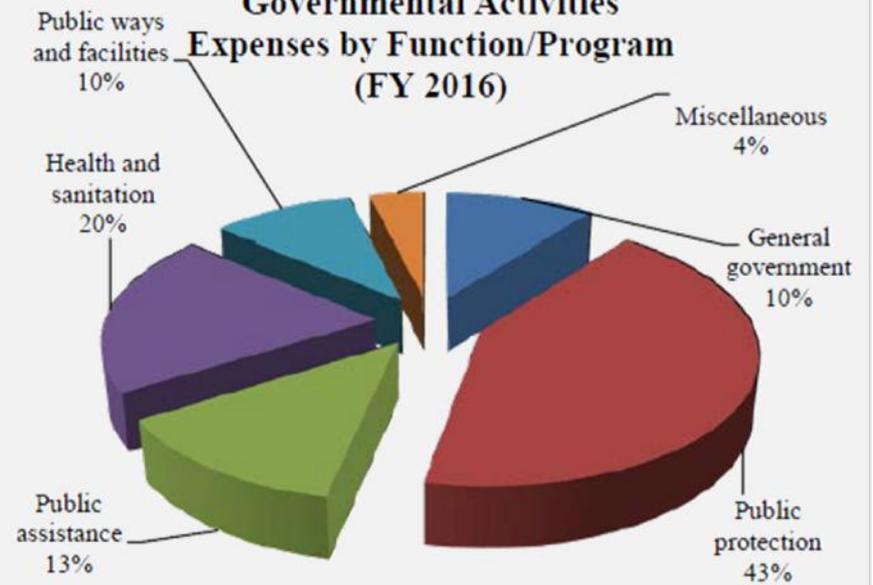


County Participation

**Governmental Activities
Revenues by Source
(FY 2016)**



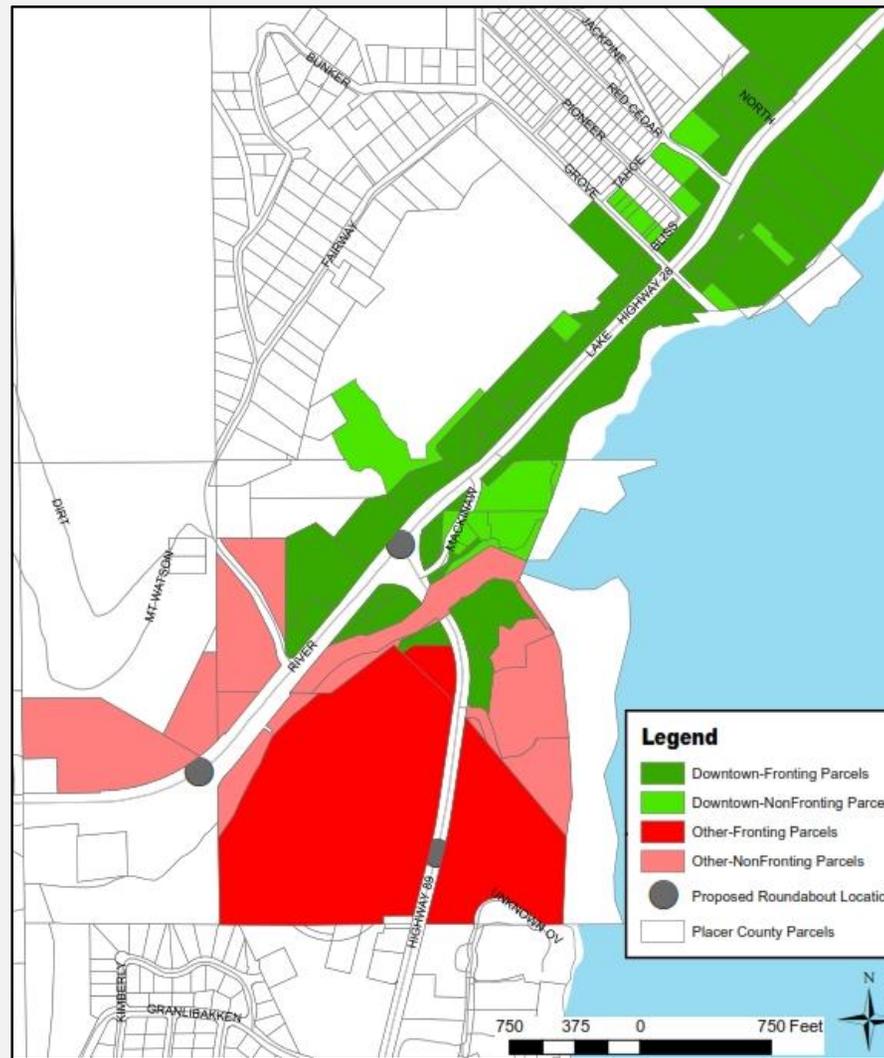
**Governmental Activities
Expenses by Function/Program
(FY 2016)**



What is a Benefit Assessment District?

Description	Proposition 218 Requirement
Project Description	Defined
Boundaries	Contiguous
Special Benefit	Finding Required
Treatment of Parcels	All Parcels, Including Public, Addressed
Approval Process	Majority Protest Proceeding
Vote Weight	Assessment Amount - 1 vote per \$1
Approval Threshold	No Majority Protest

Proposed Assessment District Boundaries



Maintenance Services

- Snow Management Services
- Sidewalk Cleaning and Servicing
- Trash Removal
- Landscape Maintenance and Supplies
- Utilities
- Winter Holiday Lighting
- Summer Flower Baskets

Estimated Total Annual Costs

Description	With Snow Removal	No Snow Removal
Snow Management	\$166,343	\$51,371
Sidewalk Cleaning and Servicing	5,000	5,000
Trash Removal	3,500	3,500
Landscape Maintenance and Supplies	25,000	25,000
Utilities	21,000	21,000
Winter Holiday Lighting	15,000	15,000
Summer Flower Baskets	10,000	10,000
Infrastructure Repairs and Contingencies	30,000	30,000
Long-term Capital Improvement Replacement Fund	12,292	6,544
Administrative Costs	20,157	14,121
Operating Reserve	30,829	18,154
Estimated Total Annual Costs	\$339,121	\$199,690



Estimated Total Annual Assessment

Description	Snow Removal	No Snow Removal
Estimated Total Annual Costs	\$339,121	\$199,690
Less: Placer County Contribution	(51,371)	(51,371)
Estimated Total Annual Assessment	\$287,750	\$148,319
Estimated Assessment Rate per Benefit Point	\$18.00	\$9.25

Proposed Method of Assessment

Parcel assigned benefit points based upon:

- Location of parcel
- Proximity to sidewalk improvements
- Parcel's land use

Proposed Method of Assessment

Parcel Category	Benefit Points	Parcel Category	Benefit Points
Downtown Parcels:		Other Parcels:	
Non-Residential Fronting	16.000	Non-Residential Fronting	6.000
Non-Residential NonFronting	8.000	Non-Residential NonFronting	3.000
Residential Fronting	1.250	Residential Fronting	0.500
Residential NonFronting	0.625	Residential NonFronting	0.250
Public Fronting	5.000	Public Fronting	2.000
Public NonFronting	2.500	Public NonFronting	1.000
Undeveloped Fronting	4.000	Undeveloped Fronting	1.500
Undeveloped NonFronting	2.000	Undeveloped NonFronting	0.750

Proposed Method of Assessment

Parcels further assigned benefit points by:

- Lot square footage (Lot Factor)
 - Lot square footage / 5,500
- Building square footage (Building Factor)
 - Building square footage / 1,000

Parcel's Total Benefit Points

=

(Lot Factor + Building Factor) x Benefit Points

Benefit Point Assignment Example

Parcel Location: **Downtown with Sidewalk Frontage**

Parcel Land Use: **Non-Residential**

Lot Square Footage: **13,750**

Building Square Footage: **5,000**

Benefit Point Factor: **16.00**

Lot Factor: **$(13,750 / 5,500) = 2.50$**

Building Factor: **$(5,000 / 1,000) = 5.00$**

Total Benefit Points Assigned:

$(2.50 + 5.00) \times 16.00 = 120.00$

Assessment Calculation

$$\begin{aligned} &\text{Annual Assessment} \\ &= \\ &\text{Total Benefit Points Assigned} \\ &\times \\ &\text{Assessment Rate per Benefit Point} \end{aligned}$$

$$\begin{aligned} &120.00 \text{ Benefit Points (Previous Example)} \\ &\times \\ &\$ \text{ Assessment Rate per Benefit Point} \\ &= \\ &\$ \text{ Annual Assessment} \end{aligned}$$

Next Steps

Survey Completion

Property Owner Outreach and Education

Finalize Assessment District Services and Budget

Commence Assessment District Formation Proceedings

Questions and Comments

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