February 22, 2011

MAJOR BOUNDARY CHANGE PROPOSAL No. WA-0111
FORMATION OF THE NORTH BETHANY COUNTY SERVICE DISTRICT

ADDENDUM STAFF REPORT
For the March 1, 2011 Board of Commissioners Hearing
(The public hearing will begin no sooner than 10:00 AM)

I. Decision Guide for North Bethany County Service District Deliberations

Below is a decision guide that can be used by the Board of Commissioners (BCC) at the
March 1, 2011 meeting to help with narrowing options regarding the North Bethany County
Service District. The hope is that the BCC will deliberate and provide staff direction
regarding the County Service District on March 1, 2011, so staff can return on March 15,
2011 with the appropriate ballot title and other documents that reflect BCC direction.

This decision guide is focused around helping with decisions on what services to include in
the District and what the annual permanent tax rates that correspond with these services
should be.

II. Decide what to include in “ROADS”, and what the tax rate should be:

Under what to include, request a motion regarding one of the following:

a) The County Service District shall include funds to cover a portion of the roadway
capital for North Bethany.

b) The County Service District shall include funds to cover a portion of the roadway
capital for North Bethany, and shall include funds to cover operation and
maintenance of roads in North Bethany.

c) The County Service District shall include funds to cover a portion of the roadway
capital for North Bethany, and shall include funds to cover landscape maintenance
along roads.
d) The County Service District shall include funds to cover a portion of the roadway capital for North Bethany, shall include funds to cover operation and maintenance of roads in North Bethany, and shall include funds to cover landscape maintenance along roads.

e) Do not include Roads.

f) Other?

Under *what the tax rate should be*, request a motion regarding the rate:

1) Corresponding with a) above, the rate for Roads should be between $1.10 and $1.25 per $1,000 assessed value. Staff assumed a rate of $1.20 in the February 14, 2011 staff report for the major boundary change. Staff believes $1.20 is a reasonable number that is moderately conservative. The amount of revenue generated is a function of the real market value of new development. The most conservative approach that ensures adequate funds is at the higher level of the range.

2) If the BCC chooses an option other than a) above, direct staff to return to the March 15th hearing with rates that correspond to the services that will be covered.

3) Other?

**III. Decide what to include in “LIBRARY SERVICES”, and what the tax rate should be:**

Under *what to include*, request a motion regarding one of the following:

a) The County Service District shall include funds to cover land acquisition for a future library.

b) The County Service District shall include funds to cover land acquisition for a future library and library construction.

c) The County Service District shall include funds to cover land acquisition for a future library, library construction, and library operations.

d) Do not include library services.

e) Other?
Under *what the tax rate should be*, request a motion regarding the rate:

1) Corresponding with a) above, the rate needed to accumulate $500,000 for library land acquisition should be between $0.05 and $0.10 per $1,000 assessed value. Staff assumed a rate of $0.05 in the February 14, 2011 staff report for the major boundary change. With a rate of $0.05, the District would collect $500,000 by approximately year 28. With a rate of $0.10, the District would collect $500,000 by approximately year 20.

2) If the BCC chooses option b) or c) above, direct staff to return to the March 15th hearing with rates that correspond to the services that will be covered.

3) If the BCC chooses option d) above, no tax rate is needed.