

North Bethany County Service District for Roads

Budget Committee Meeting

Fiscal Year 2021-22

May 17, 2021



County Administrative Office / Support Services Finance
/ Land Use and Transportation

co.washington.or.us



Welcome



County Administrator

Tanya Ange



Introductions



- **Commissioners**
- **Community Members**
- **Presentation Staff**



Agenda



1. Welcome and Introductions
2. Committee Actions
 - Election of committee chair
 - Review and adoption of Budget Hearing Procedures
3. General Information
 - FY2021-22 County-wide Budget Major Themes
 - EDI in Budgeting Process and Plan
 - Service Districts at Washington County
4. FY 2021-22 North Bethany CSDR Budget Presentation
5. Next Steps
6. Adjournment



Budget Committee Actions



- Nomination and Election of Committee Chair

| Board of Commissioners | Community Members |
|------------------------|-------------------|
| Kathryn Harrington | Sarah Beachy |
| Nafisa Fai | Daniel Reid |
| Pam Treece | Fuhua Xu |
| Roy Rogers | Bruce Young |
| Jerry Willey | |

- Review and adoption of Committee Procedures



Major Themes of the FY 2021-22 Budget Season





Equity, Diversity and Inclusion

Early in the process of bringing the Equity Resolution to life



- **Equity in budget process includes:**

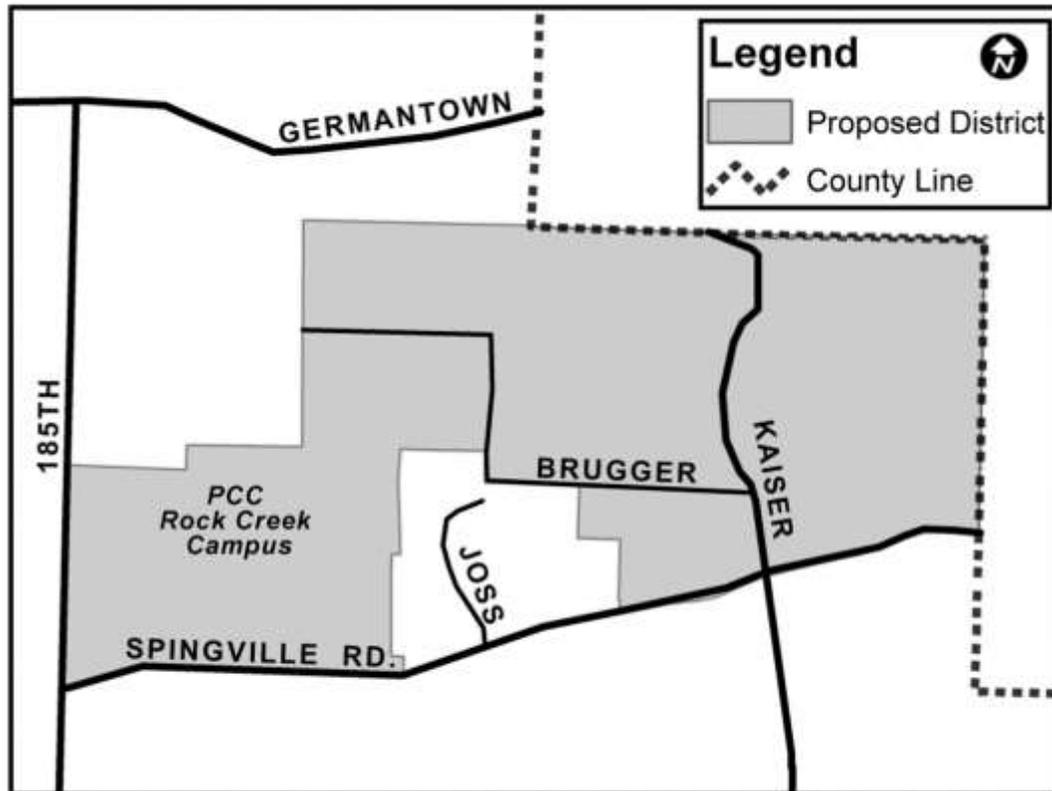
- Data driven decision making
- Transparency
- Community engagement

- **Focus investments on equitable...**

- Access
- Quality
- Outcomes



Service Districts at Washington County



- **4 Service Districts:**
 - Enhanced Sheriff's Patrol District (ESPD)
 - Urban Road Maintenance District (URMD)
 - North Bethany County Service District for Roads (North Bethany CSDR)
 - Service District for Lighting No. 1 (SDL No.1)
- North Bethany CSDR Budget on Proposed Budget Summary Pages 308-309

North Bethany County Service District for Roads

Proposed Budget Presentation

Fiscal Year 2021-22

May 17, 2021



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Presentation outline

North Bethany background

North Bethany Transportation Funding Strategy review

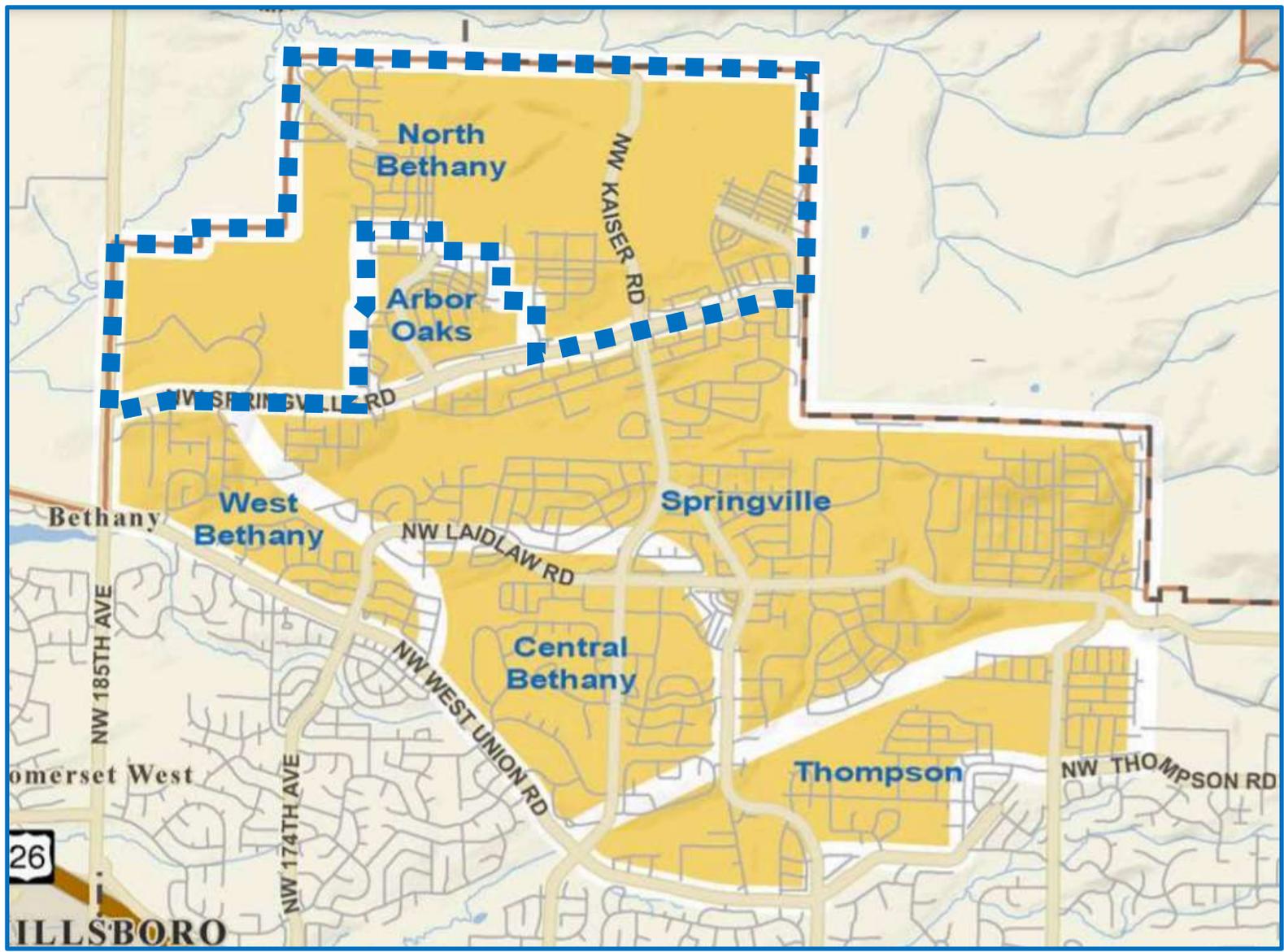
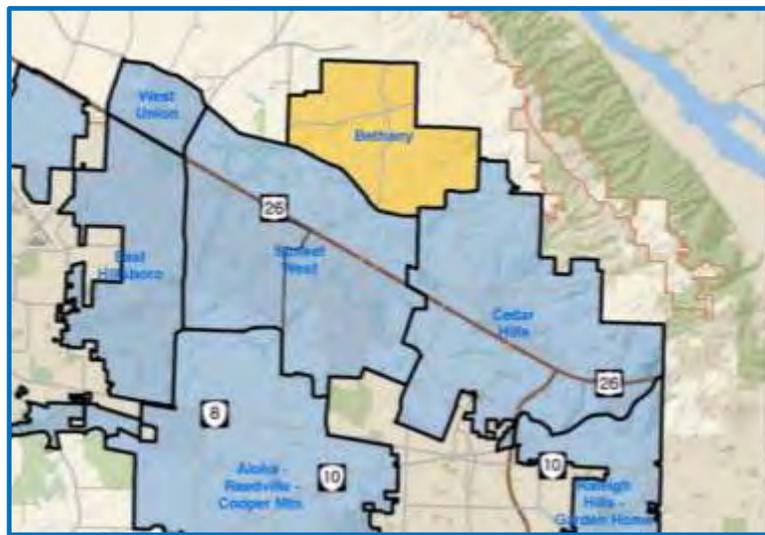
Development and road improvements status

FY 2021-22 funding projection and proposed budget



North Bethany Background Information

→ North Bethany subarea





Community plan; anticipated build-out

700 acres; about 4,200 total units expected

Community Plan finalized in 2012; development began in 2013-14

Assumed 20-year build-out

After 7 years, we're about two-thirds of the way to buildout:

- About 3,700 units with land use approval to date (80%)
- About 2,800 units permitted to date (66%)



North Bethany Transportation Funding Strategy Overview



Transportation Funding Strategy

Adopted by Board of Commissioners in 2011 as part of North Bethany planning process

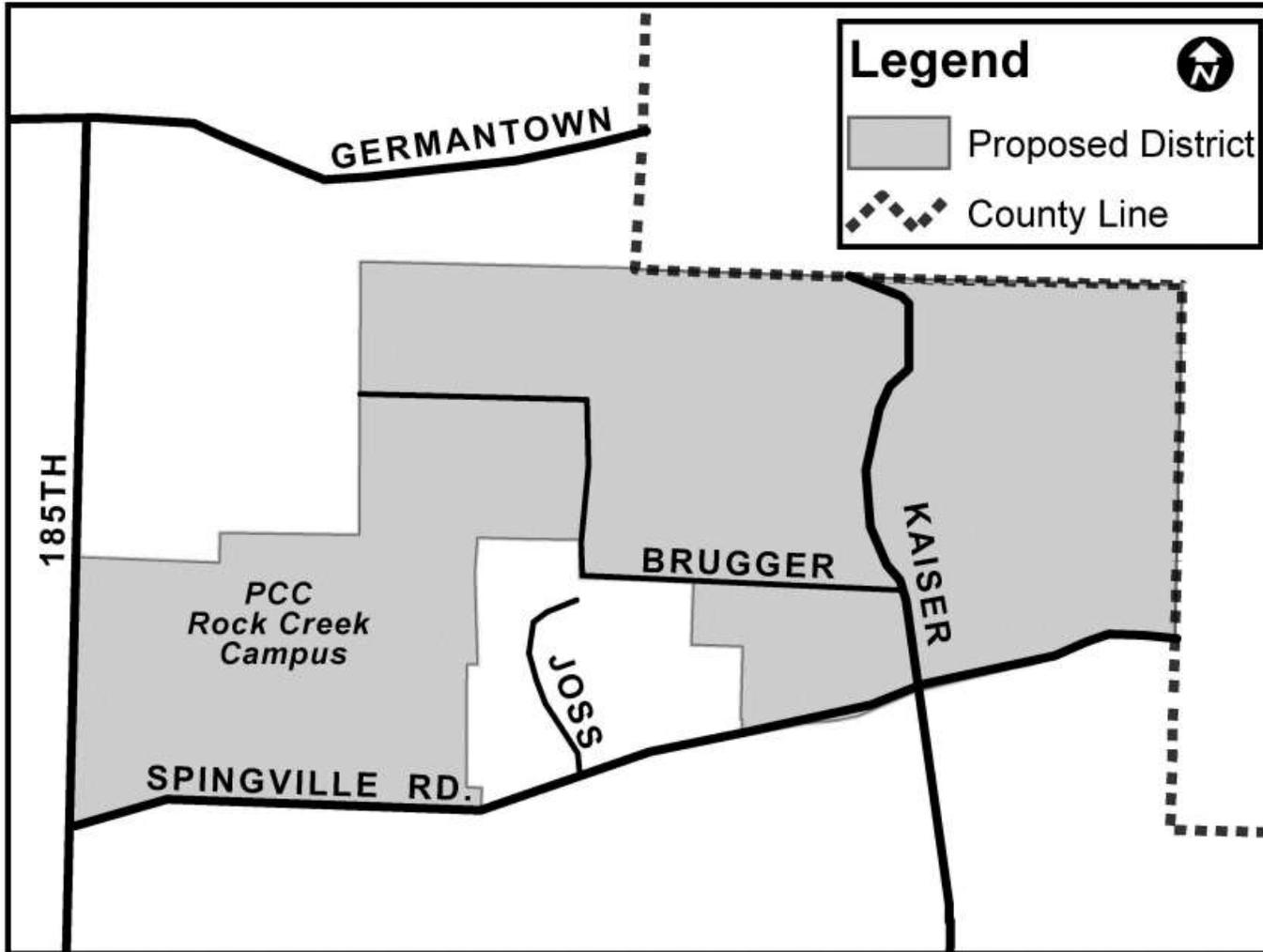
14 road improvement projects (12 eligible for public funding)

Assumed 20+ year build-out; revenues accrue over time

Funding sources:

- Transportation Development Tax (TDT)
- North Bethany Transportation System Development Charge (NB TSDC)
- Major Streets Transportation Improvement Program (MSTIP)
- Trust & Agency
- North Bethany County Service District for Roads (NB CSDR)

North Bethany County Service District for Roads (NB CSDR)

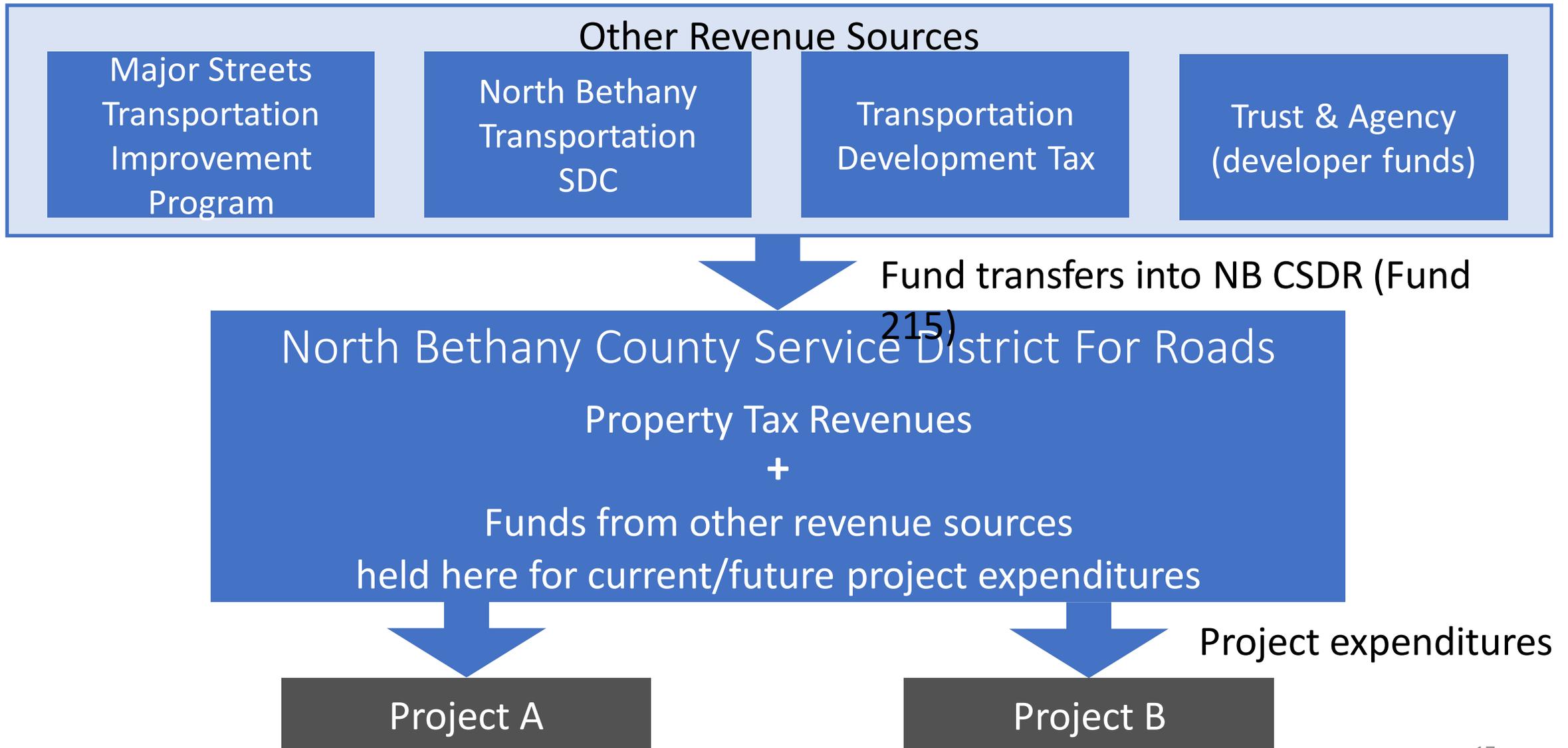


Taxing district approved by voters in May 2011 to help fund identified transportation needs in North Bethany

Property tax rate: \$1.25 per \$1,000 assessed valuation

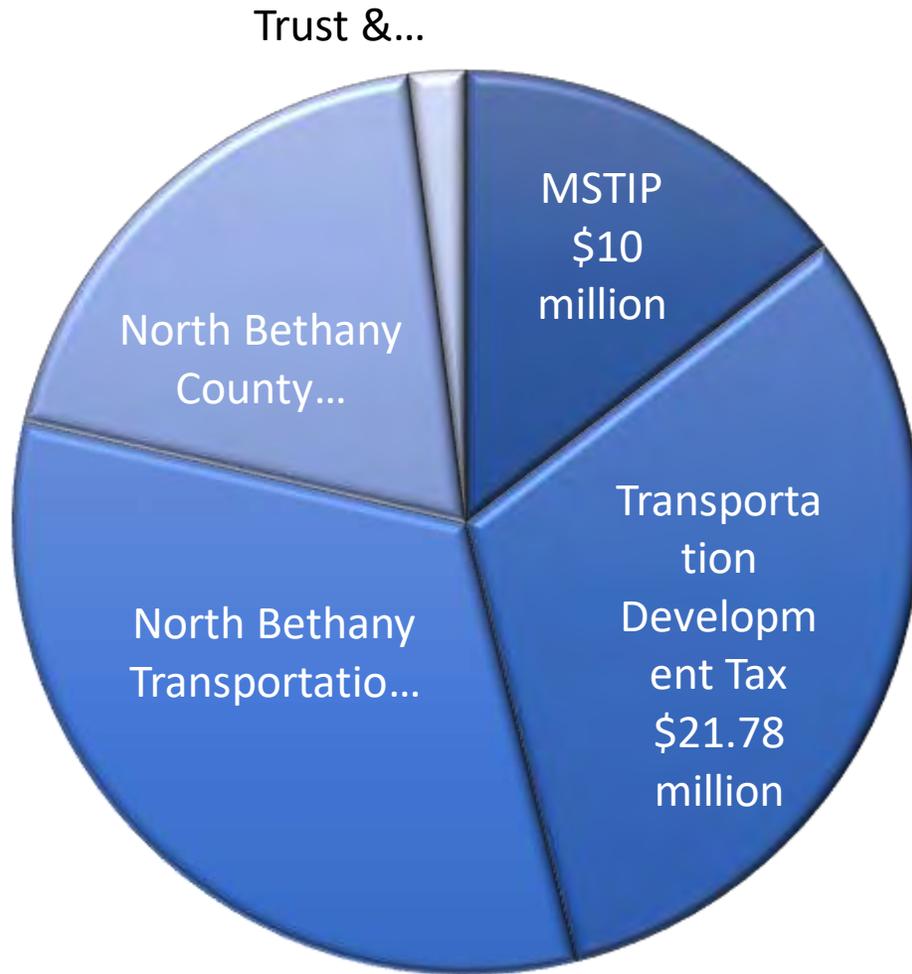


NB CSDR funding





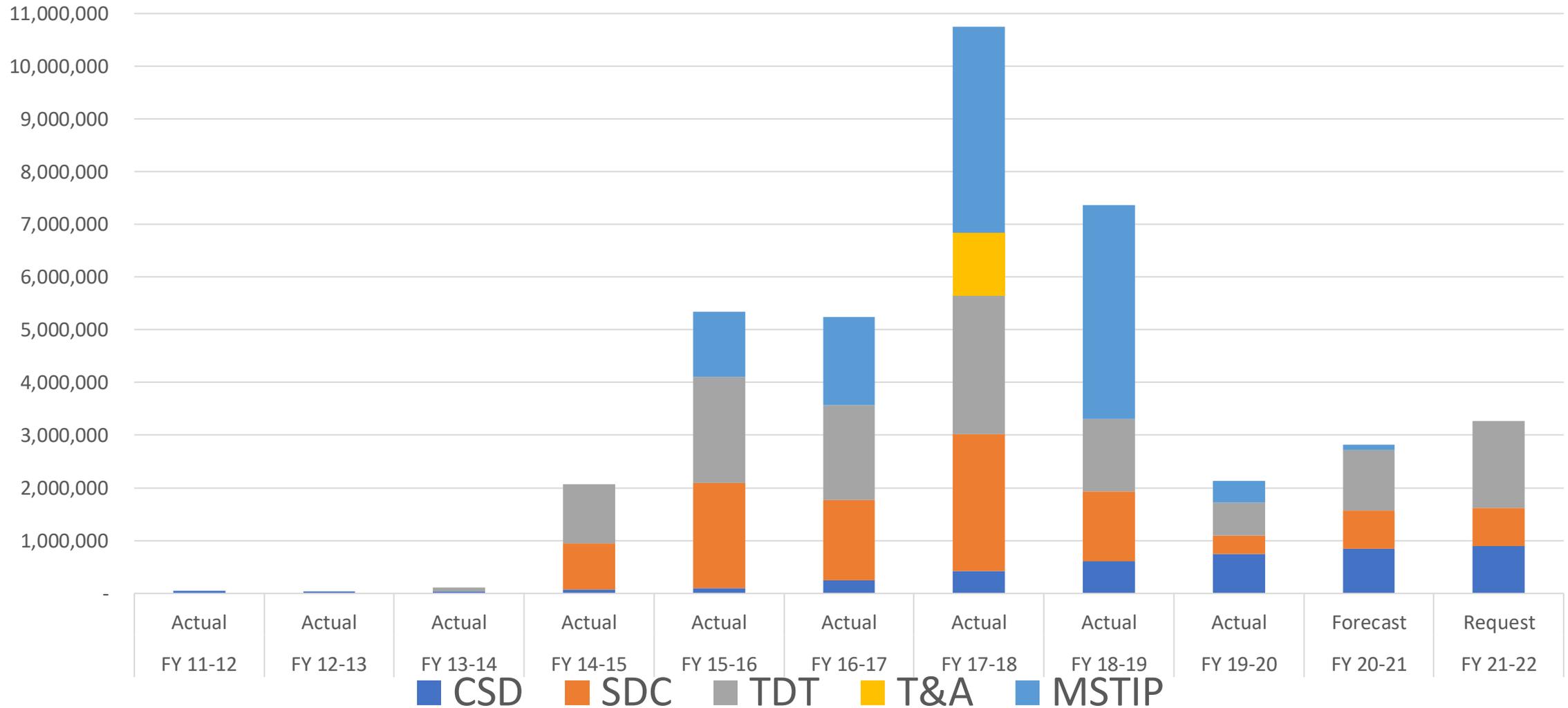
North Bethany Transportation Funding Strategy revenue assumptions



| North Bethany Funding Strategy Revenue Sources | 2011 Revenue Assumptions | % |
|---|--------------------------|------------|
| Major Streets Transportation Improvement Program (MSTIP) | \$ 10,000,000 | 14.5 |
| Transportation Development Tax (TDT, 75% recapture) | \$ 21,778,574 | 31.6 |
| North Bethany Transportation System Development Charge (NBTSDC) | \$ 22,466,756 | 32.5 |
| North Bethany County Service District for Roads (NBCSDR) | \$ 13,354,670 | 19.4 |
| Trust & Agency Account (Pre-existing) | \$ 1,400,000 | 2.0 |
| Total | \$ 69,000,000 | 100 |

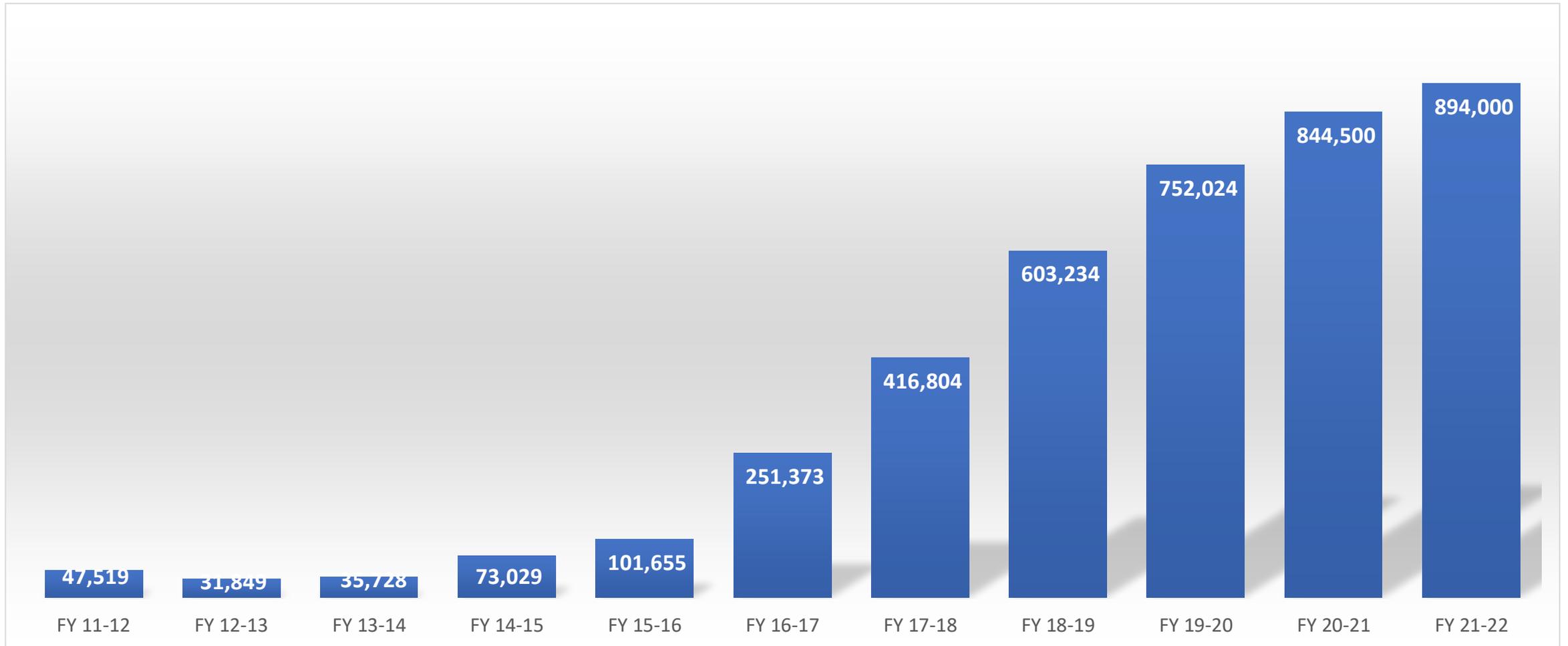


North Bethany Transportation Funding Strategy actual revenues over time





NB CSDR property tax revenue over time

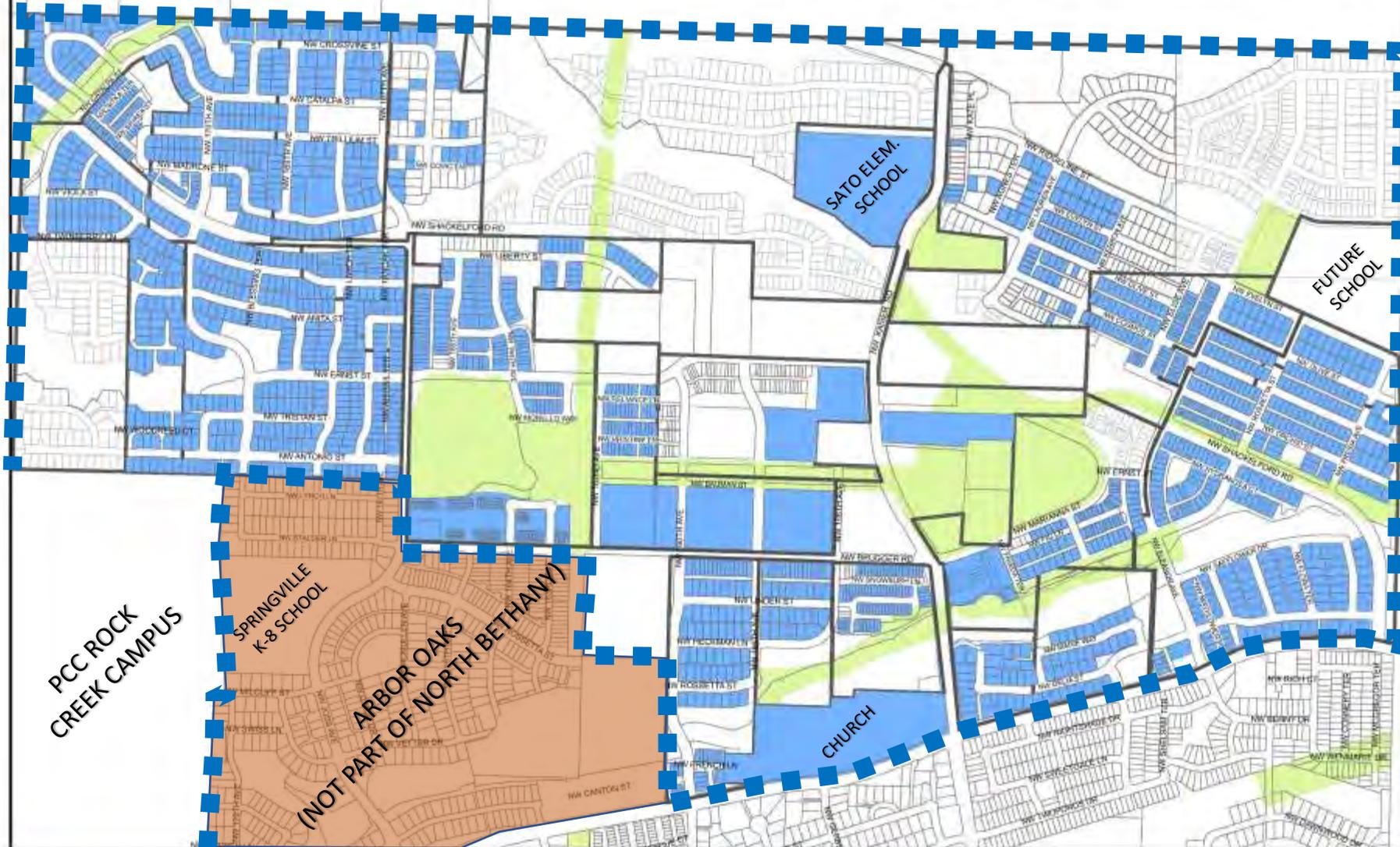




Development and Road Improvements Status

North Bethany Permits 2014-2020 Issued and Final

DATE UPDATED: February 2021



-  North Bethany Final/Issued Permits
-  Unbuildable Parcels/Open Space



Map: J:\073333\GIS\Permits\2021\NorthBethany_Permits_Final.mxd | 02/02/2021



Funding Strategy project list – implementation status

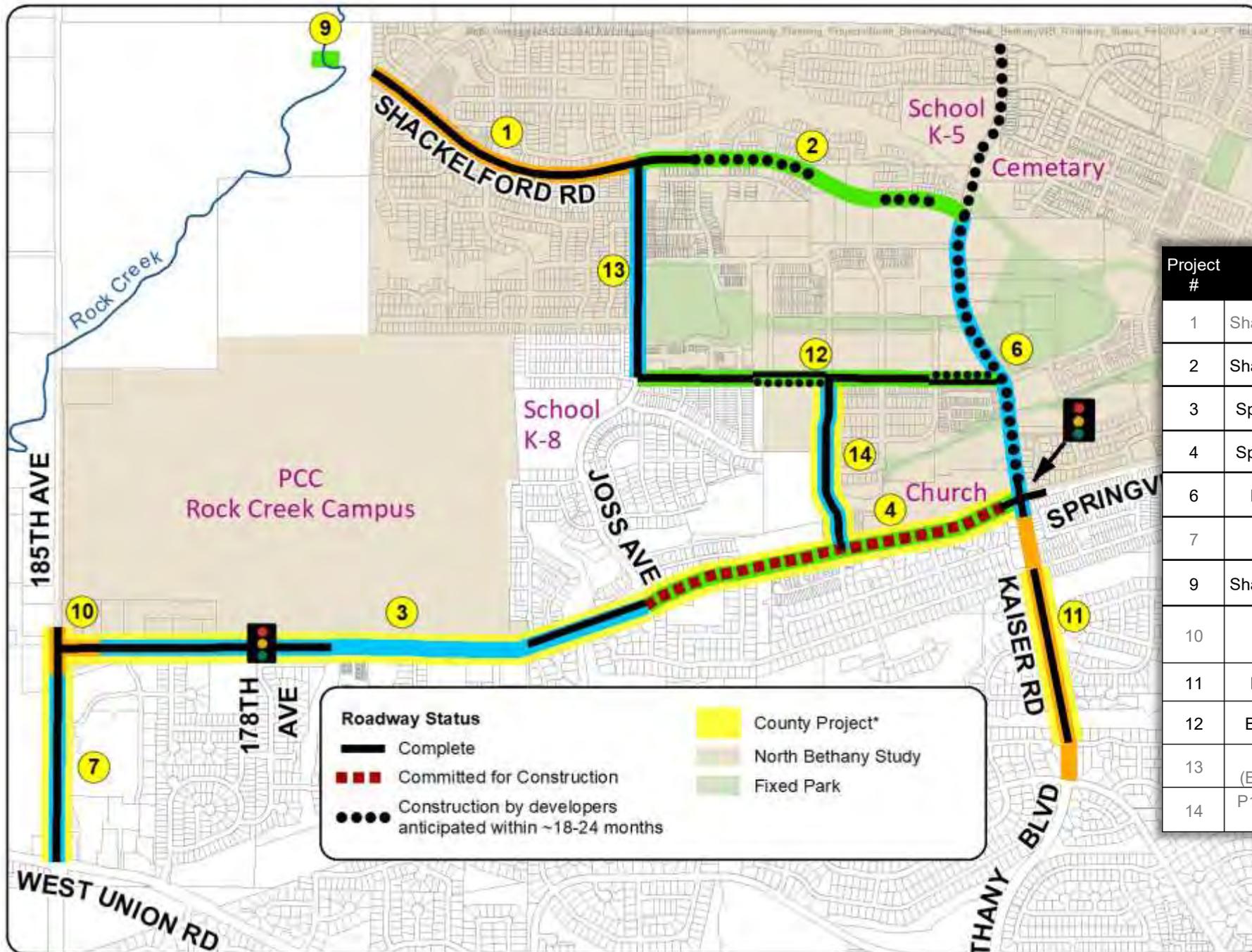
| Project # | Road | From | To | Project | Total | MSTIP | TDT ² | North Bethany SDC ^{3, 7} | Trust & Agency ⁴ | North Bethany CSD, LID ^{5, 6, 7} |
|-----------|----------------|--------------------------|----------------|--------------|---------------------|---------------------|---------------------|-----------------------------------|-----------------------------|---|
| 1 | Shackelford | Western Boundary | Joss | Build Road | \$9,300,000 | no | maybe | yes | | yes |
| 2 | Shackelford | Joss | Kaiser | Build Road | \$8,800,000 | no | maybe | yes | | yes |
| 3 | Springville | 185th | Joss | Improve | \$11,100,000 | yes | yes | yes | yes | maybe |
| 4 | Springville | Joss | Kaiser | Improve | \$3,600,000 | yes | yes | yes | | yes |
| 6 | Kaiser | Shackelford | Springville | Improve | \$7,800,000 | no | maybe | yes | | yes |
| 7 | 185th | Springville | West Union | Improve | \$4,500,000 | yes | yes | yes | | maybe |
| 9 | Shackelford | Bridge over | Rock Creek | Build Bridge | \$7,300,000 | no | maybe | yes | | yes |
| 10 | 185th | Intersection Improvement | at Springville | Improve | \$900,000 | yes | yes | yes | | maybe |
| 11 | Kaiser | Springville | Bethany | Improve | \$6,100,000 | yes | yes | yes | | maybe |
| 12 | Brugger | Joss | Kaiser | Improve | \$3,200,000 | no | no* | yes | | yes |
| 13 | Joss (Brugger) | Shackelford | Arbor Oaks | Improve | \$4,100,000 | no | maybe | yes | | yes |
| 14 | P15/Oats/160th | Springville | Brugger | Improve | \$2,300,000 | no | no* | yes | | yes |
| | | | | | \$69,000,000 | \$10,000,000 | \$23,937,755 | \$22,467,120 | \$1,400,000 | \$11,195,125 |

| | | |
|------------------------|------------------|--------------------|
| Improvements Completed | Pending Activity | Partially Complete |
|------------------------|------------------|--------------------|

Anticipated to be built through incremental development

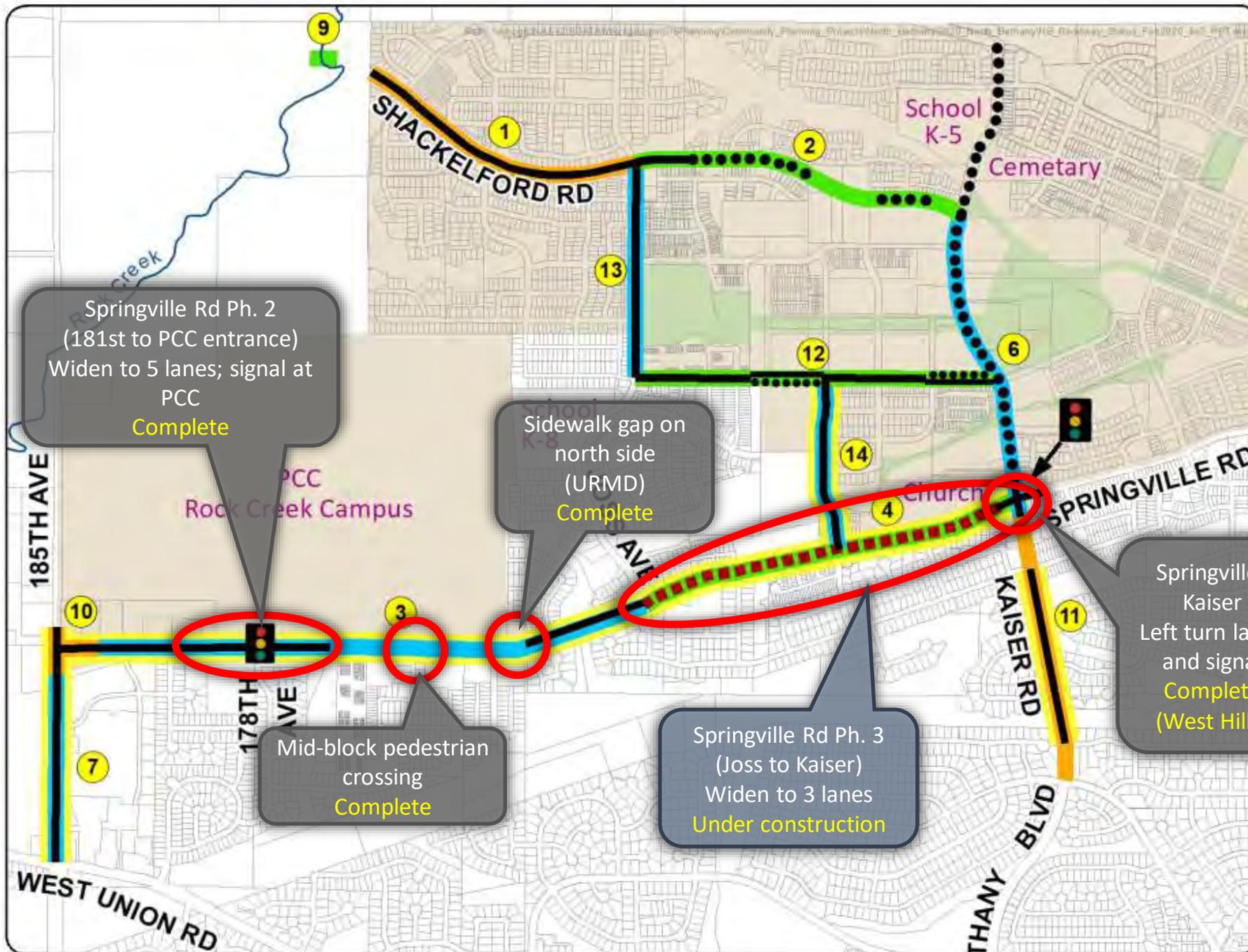
| | | | | | |
|---|-------------|--------|-------------|------------|------------|
| 5 | Springville | Kaiser | County Line | Improve | 5,700,000 |
| 8 | Shackelford | Kaiser | Springville | Build Road | 12,300,000 |

Roadway status



| Project # | Road | From | To | Project |
|-----------|----------------|--------------------------|----------------|--------------|
| 1 | Shackelford | Western Boundary | Joss | Build Road |
| 2 | Shackelford | Joss | Kaiser | Build Road |
| 3 | Springville | 185th | Joss | Improve |
| 4 | Springville | Joss | Kaiser | Improve |
| 6 | Kaiser | Shackelford | Springville | Improve |
| 7 | 185th | Springville | West Union | Improve |
| 9 | Shackelford | Bridge over | Rock Creek | Build Bridge |
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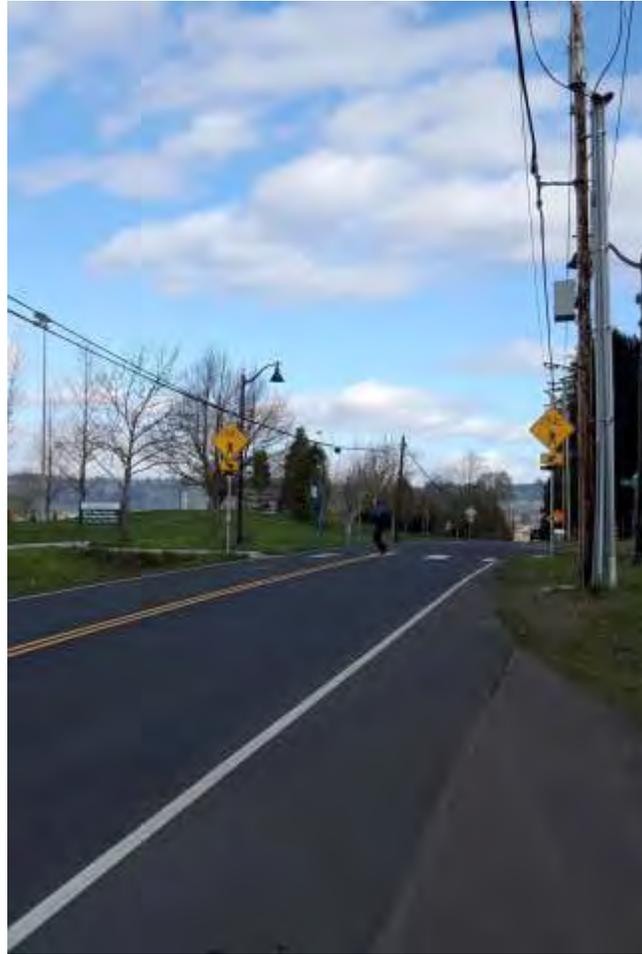
Most recent Improvements



→ Springville Road (185th Avenue to Joss Avenue)



Springville Road Ph. 2
Phase 2-4 transition



Mid-block pedestrian crossing
at 173rd Avenue (Phase 4)



URMD Interim Sidewalk
(Phase 4)

→ Springville Road Ph. 3 (Kaiser Road to Joss Avenue)

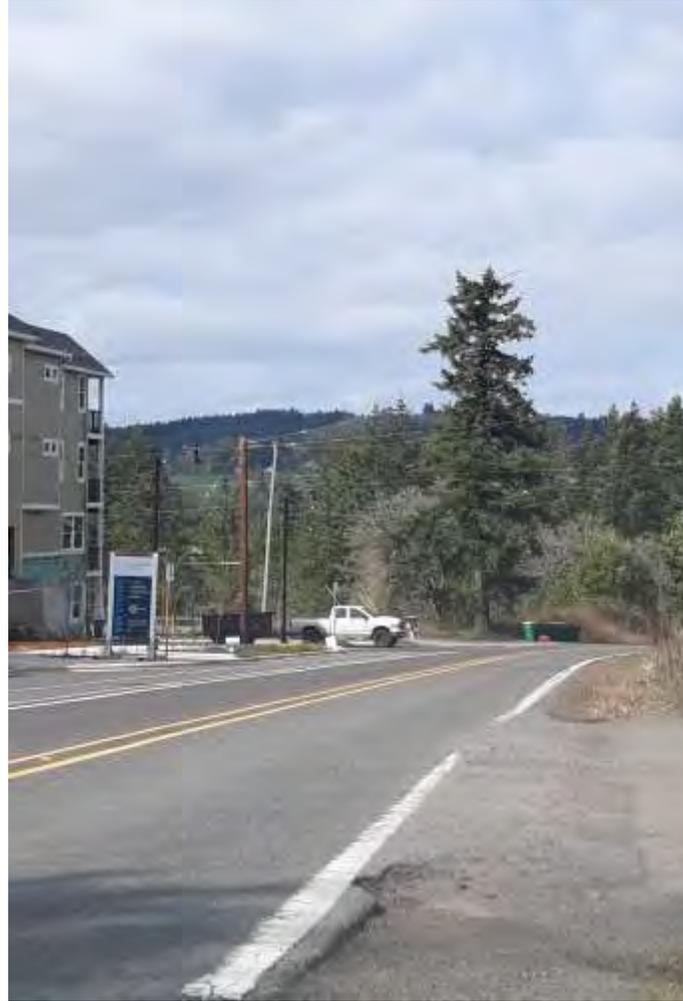




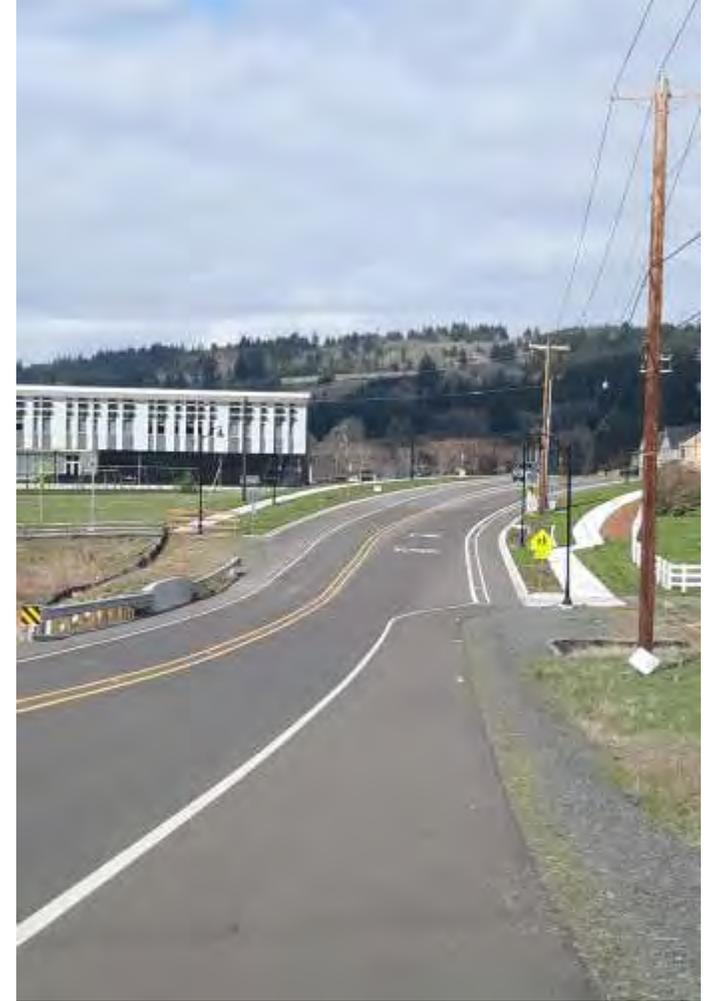
Kaiser Road



Looking south from Brugger Road



Looking north from Brugger Road



Looking north from Shackelford Road



FY 2021-22 Proposed Budget



FY 2021-22 proposed budget

| REVENUE SOURCES AND PROJECT COMMITMENTS | FY 2019-20 Actual | FY 2020-21 Modified | FY 2021-22 Proposed |
|---|------------------------------|--------------------------------|--------------------------------|
| Beginning Fund Balance | 1,180,016 | 1,478,493 | 10,812,488 |
| North Bethany County Service District (Tax) + other | 1,084,249 | 843,180 | 894,000 |
| North Bethany System Development Charge (SDC) | 6,000,000 | 6,425,384 | 993,402 |
| TDT (75% of TDT Collected In North Bethany) | 5,488,586 | 2,116,950 | 1,650,000 |
| Project/Program Costs | (1,264,513) | (10,864,007) | *(14,349,890) |
| Ending Fund Balance | 12,488,339 | 0 | 0 |

*2021-22 unobligated reserve - \$2,105,454



FY 2021-22 proposed budget

Continue “pay-as-you-go” approach due to uncertain revenues:

- Potential for slower housing starts
- Large credit-eligible improvements may be completed (e.g. Kaiser and Shackelford roads)

Continue monitoring potential developer improvements to Kaiser Road

Springville Road complete street improvements:

- Ph. 3: Kaiser Road to Joss Avenue (construction will be substantially complete in FY 20-21)
- Ph. 4: Joss Avenue to PCC Rock Creek entrance (final phase)
 - Allocate \$8.7 million to complete design and construction

Kaiser Road pedestrian safety improvements:

- Allocate \$2.1 million for interim improvements between Springville and Shackelford



Questions and Discussion





Next Steps

- Budget Committee Public Hearing:
 - May 26, 2021 5:30 PM – 6:20 PM
 - Public Testimony at 5:50 PM
 - Budget Committee to Consider Approving the Proposed Budget
- Board of County Commissioners Adoption of the Budget:
 - At regular Board Meeting on June 15th, 2021, 10:00 AM
 - Public Testimony before adoption



Thank you!

