



Pine Brook Hill Roads

Roads Committee Report

September 20, 2011 HOA Update

History & Status

- **In 1995 - Boulder County updated Comprehensive Plan to define and state that subdivision roads only receive Maintenance**
<http://www.bouldercounty.org/find/library/government/bccptransportationelement.pdf>
 - **Maintenance:** Snow removal, sweeping, asphalt patching, crack filling, road grading, cleaning of culverts and roadside drainage, and repair or replacement of traffic signs and pavement markings.
(Maintenance is what our road taxes cover and will continue to cover independent of additional funding for rehabilitation)
 - **Rehabilitation:** Reconstruction, asphalt overlay, and surface treatment
- **July 2010 - County-wide LID, recommended by the Subdivision Working Group, to rehabilitate subdivision roads was voted down**
 - Overall vote was **42% to 58% AGAINST** the LID
 - Pine Brook Hills voted **62% to 38% FOR** the LID
- **Fall 2010 - Boulder County indicates that they are willing to work with subdivisions that voted for the LID**
 - Mike Thomas, Boulder County DOT has provided detail cost information
- **Presentation of County Provided data on alternatives and cost**

Road Conditions in PBH

Roads Location	Good	Fair	Poor
All Boulder County - 2006	62%	22%	16%
All Boulder County - 2009	44%	37%	19%
Primary Roads - 2009	66%	22%	12%
Subdivision Roads - 2009	31%	36%	34%
Pinebrook Roads - 2009	17%	52%	32%

Advisory Ballot Options

- **Do Nothing**
- **Attack the Problem Politically**
- **Fix the Problem Ourselves**
 - **Local Improvement District**
 - **Public Improvement District**
 - **Funded by Bonds**
 - **Funded by Accrual Method**

LID Example for Pine Brook Hills

If a LID is created, 441 property owners would participate

- **County estimates for road rehab = \$2.65M**
 - Calculation includes a 20% contribution by Boulder County
 - Each parcel owner pays \$301/year to accrue \$2.65M = 19 years
 - NOT recommended as a solution
- **Bonded cost for road rehab = \$4.98M**
 - Each property owner pays \$527 - \$580 per year for 20 years
 - To include necessary chip seals (\$45 per year accrued, not bonded), cost for each property owner becomes \$572 - \$625 per year.
- **Total assessment per property over the 20 years is \$11,969**
- **LID is established in 2012 and dissolved in 2032**
- **To maintain roads after 2032, a new LID/PID would need to be formed.**

Ballot Proposal

- County would agree to create a PBH LID based on our positive vote for the county-wide LID last summer
- County has submitted the bonding of the LID to the November Ballot
 - Bonded cost submitted for road rehab = \$4.98M
 - Each property owner pays \$527 - \$580 per year for 20 years
- PBH Advisory Vote must have > 50% of the voter in favor in order to authorize the establishment of a bonded LID

PID Example for Pine Brook Hills

If a PID is chosen, 441 property owners would participate

- **County estimates for road rehab = \$2.65M**
 - [Each parcel owner pays a Mill Levy of ~\\$6.50 per \\$1000 of assessed value](#)
 - 19 year accrual still required - NOT recommended as a solution
- **Bonded cost for road rehab = \$4.98M**
 - [Each parcel owner pays Mill Levy of ~\\$11.00 per \\$1000 of assessed value](#)
- **A PID is a tax, is on-going and is tax deductible**
- **A PID requires a signature process and a Nov. 2012 vote**
- **For example, PBH pays a Mill Levy of:**
 - \$12.550 for PBH Water Projects
 - \$6.189 for the Boulder Mountain Fire District

Next Steps

- Send your comments/questions to:
roads@pinebrookhills.org
- **VOTE on the PBH Advisory Ballot**
 - Do Nothing
 - Political Action Committee
 - A Bonded LID – on the county ballot
 - An Accrual Method LID
 - A Bonded PID
 - An Accrual Method PID
- The results of the Advisory Ballot will direct the actions of the HOA & Roads Committee and our communications with the County
- **VOTE on the November Ballot**

Thoughts from the Roads Committee

- **Doing Nothing is a risky option**
 - Cost of road rehabilitation in the future is unknown, but will definitely be higher than today
- **Political Action takes time, energy and dedication – we've had no volunteers!**
- **A LID or PID are viable solutions, but require financing**
 - Total cost of a LID/PID over the next 20 years is about 1.5% of the value of the average home in PBH
 - Even at the highest rate, the cost is less than \$1.70 per day

BACK-UP SLIDES

Local Improvement District

Solution Recommended by Subdivision Working Group

<http://www.bouldercounty.org/live/environment/land/roads/pages/subdivisionpaving.aspx>

- **What is a LID?**
 - A funding vehicle for civic capital improvements; such as for Streets/Roads
- **A LID can be instituted by a government entity (Boulder County) and/or by a benefiting entity (PBH)**
 - LID is one of the options for road restoration and will be included in the PBH survey
 - If selected, a ballot vote for a bond to fund the road work would be needed in order to start work immediately; without a bond, work would be delayed while funds accumulate
 - Bonding speeds up rehabilitation projects, but adds the cost of interest and financing
- **A LID is not a tax; it is an assessment on benefited parcels**
 - The assessment is the same per parcel of land; NOT a mill levy calculation which is based on property value.
- **A LID is only a temporary solution**
 - Once improvements have been completed and bonds are paid off, the LID is dissolved.

Public Improvement District

- **What is a PID?**
 - A funding vehicle for civic capital improvements to provide services such as road rehabilitation
 - A PID creates a permanent on-going tax
 - Tax is based on mill levy calculations
 - Increases/decreases with property values
- **A PID requires a ballot with a majority vote by all constituents in the ‘district’ impacted by the tax**
- **PID funds can**
 - Be bonded to start work immediately; or
 - Funds can be accumulated until there is enough money to start the priority projects