



**DOUGLAS COUNTY COMMISSIONERS
WORK SESSION**

**Tuesday, June 18, 2024
(In Office and Remote)**

A G E N D A

(Times listed are estimates and may fluctuate depending
on length of discussion.)

Time*

2:30 p.m. Gravel Road Paving Project (Ponderosa Hill) Update
Local Improvement District Project Updates

Agenda Item

DATE: JUNE 18, 2024

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: DAN ROBERTS, P.E., ^{DRR} ASST. DIRECTOR OF PW OPERATIONS

CC: JANET HERMAN, P.E., DIRECTOR OF PUBLIC WORKS

SUBJECT: GRAVEL ROAD PAVING PROJECT (PONDEROSA HILLS) UPDATE

Staff will provide an update on the Gravel Road Paving Project in Ponderosa Hills. Discussion will include updates on the surveys of residents completed on seven roads in Ponderosa Hills.

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MEMORANDUM

DATE: June 17, 2024
TO: Douglas J. DeBord, County Manager
 Janet Herman, P.E., Director of Public Works
FROM: Daniel R. Roberts, P.E., ^{DRR}Assistant Director of Public Works
SUBJECT: Update on Gravel Road Paving Project in Ponderosa Hills

The recent surveys distributed to residents along seven roads in Ponderosa Hills have been tallied. All seven roads included in this year’s list of proposed paving projects had more than 51% of the adjacent parcel owners indicate their support, so have been approved for paving this year.

Out of a total of 110 surveys distributed, we received 79 surveys in favor of paving – an approval rate of 72%. The table shown below lists the results for each segment.

Ponderosa Hills Updated 06.13.2024				
Road	From	To	Yes Surveys	Approved Percent
Antelope Trail	Ponderosa Drive	Cul-de-sac	6	67%
Antelope Trail	Summit Road	Ponderosa Drive	20	77%
Deertrail Drive	Woody Creek Road	Lost Canyon Trail	5	63%
Forest Canyon Drive	Woodland Trail	Pine Cone Road	5	63%
Piney Creek Road	Ponderosa Drive	Woodland Trail	5	83%
Spring Creek Road	Summit Road	Ponderosa Drive	20	69%
Woodland Trail	Summit Road	Piney Creek Road	18	75%
Totals			79	72%

I have had 1 resident call me that was opposed to the paving, and 4 that sent emails.

Letters and emails have been sent to all of the 110 residents that received the survey, to inform them of the results.

The paving program has been added to our Projects website at [Projects Archive - Douglas County](#); It includes project information including schedule and contact information. Currently, work is scheduled to begin in mid-July.

Agenda Item

DATE: JUNE 18, 2024
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: DAN ROBERTS, P.E., ASST. DIRECTOR OF PW OPERATIONS
CC: JANET HERMAN, P.E., DIRECTOR OF PUBLIC WORKS

SUBJECT: LOCAL IMPROVEMENT DISTRICT PROJECT UPDATES

SUMMARY

County staff met with the Board of County Commissioners (“BOCC”) at a work session on March 4, 2024 to discuss three Local Improvement District (LID) applications located in Perry Park and Sage Port. This memo provides an update on the status of those proposed LIDs.

DISCUSSION

Currently, two of the three LID’s have completed the petition process. Results of these petitions are as follows:

- For LID Group 2, Spring Canyon LID, containing 74 lots, a total of 54 signed petitions (73%) were received supporting formation of the LID.
- For LID Group 7, 2024 Bannock LID), containing 40 lots, a total of 31 signed petitions (78%) were received supporting formation of the LID.

LID Group 11 (Independence / Gore) has not yet proceeded with the petition process.

FEASIBILITY / FINANCING

In order to better understand the feasibility of obtaining financing for the two LIDs, an evaluation was prepared by CoVal Partners, working for First Bank on behalf of Douglas County, specifically focusing on the LID Group 2 (Spring Canyon). Summary results of the

study for the combined 74 lots, with an estimated value at completion of the LID of \$26,400,000, are as follows:

- Conceptual level LID Cost Estimate: \$19,580,000
- Potential LID Construction Loan (60% LTV): \$15,840,000
- Potential gap: \$3,740,000

Note that the potential gap does not reflect any contribution by Douglas County or Perry Park Water and Sanitation District.

An evaluation for LID Group 7 (2024 Bannock LID) will be prepared so that a similar comparison can be prepared.

NEXT STEPS

July 9, 2024 - BOCC Business Meeting

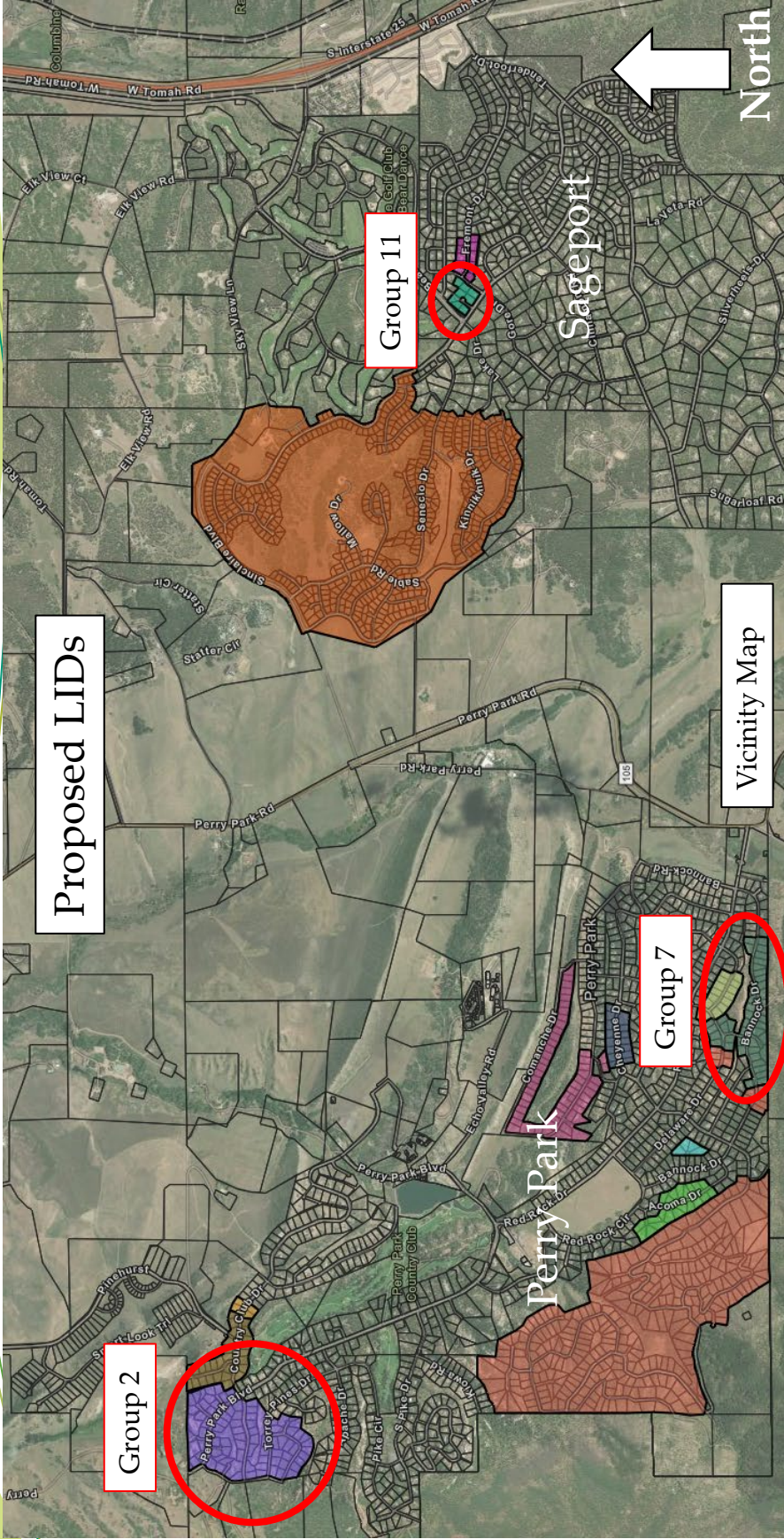
Preliminary Order Resolution, Initiates the Local Improvement District, Set the Date for the Public Hearing, and orders the publication and mailing of the notice of the public hearing

August 27, 2024 - BOCC Business Meeting

LID Creation Resolution and Election Question Resolution (1:30 pm)
Public Hearing (2:30 pm)

November 5, 2024 – General Election containing LID Debt Ballot Question

If the ballot issue is approved, then financing will be formally solicited, and if obtained, preliminary design and cost estimate will be prepared



Potential Local Improvement Districts		Total Estimated Cost (TST)			
Group	Subdivision	# of Lots	Ave. Lot Size Ac.	Total Cost (Construction plus soft costs)*	Cost per Lot
2	Perry Park	74	0.96	\$19,580,000	\$270,000
7	Perry Park	40	0.94	\$10,430,000	\$260,750
11	Sageport	8	0.90	\$2,390,000	\$300,000

* Total Cost Based on High Contingency per TST Infrastructure, LLC