

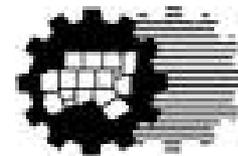


# The Lake Worth Greenprint

*(working title)*

Lake Worth Regional Coordinating  
Committee Meeting

April 24, 2014



North Central Texas  
Council of Governments

# Presentation Items

- Project background
- Water quality and recreation maps
- Conservation Finance Options report with Q&A
- Action Planning, Part II





# Project Background

# The Lake Worth Greenprint

## *Objectives*

1. **Develop** a long-term vision for a Lake Worth open space network, and involve stakeholders in the decision-making process.
2. Build upon plans already complete or underway, e.g. trail alignment study for Lake Worth, Lake Worth Vision Plan, and the Lake Worth CIIP.
3. Identify lands most important for lake water quality, as well as other related community driven open space/conservation goals.
4. **Help the city and stakeholders** evaluate the relative importance of undeveloped land in the watershed.
5. **Evaluate** tools that can be used to protect Lake Worth's water quality.
6. **Provide education** about voluntary conservation easements (CEs) and their tax advantages to potential partners to make CE opportunities more widely understood and employed where appropriate.



# Greenprinting Process

*Current Conditions Analysis*

*Goal Setting & Public Engagement*

*Economic Benefit Study*

*GIS Data Collection & Mapping*

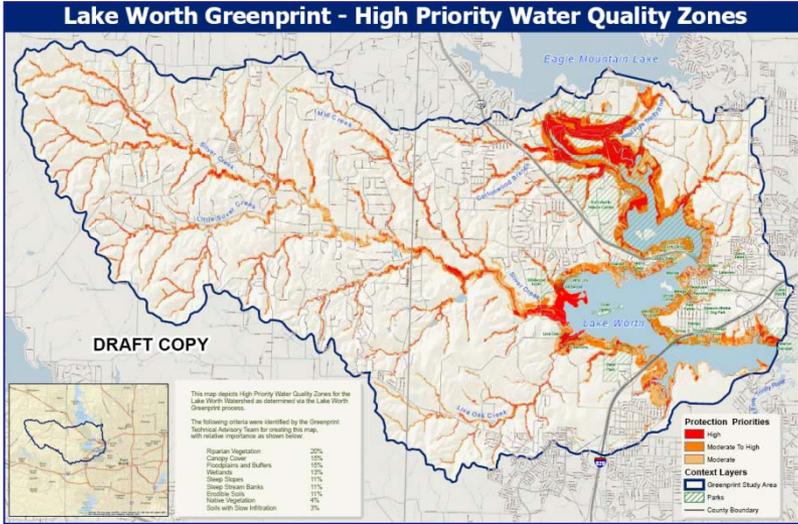
*Conservation Finance Resource Options Report*

*Action Planning / Recommendations*

*Communications Strategy*



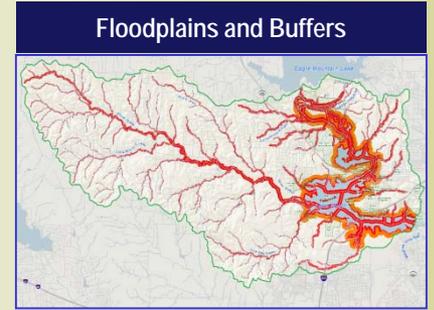
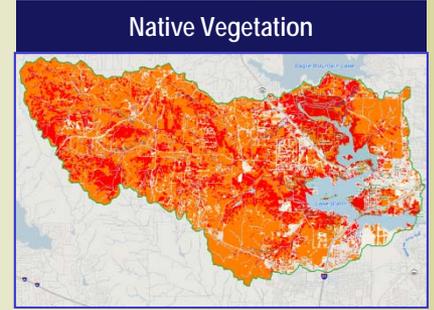
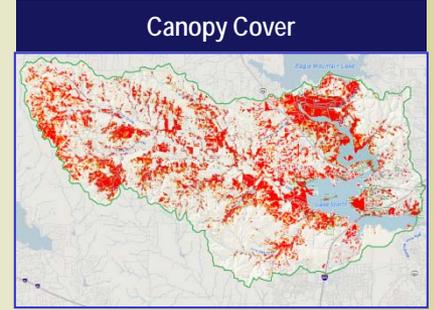
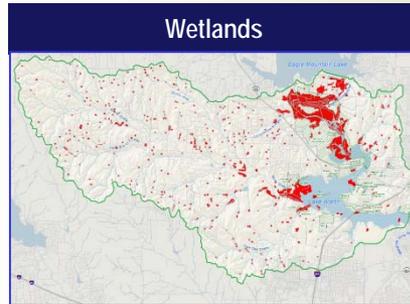
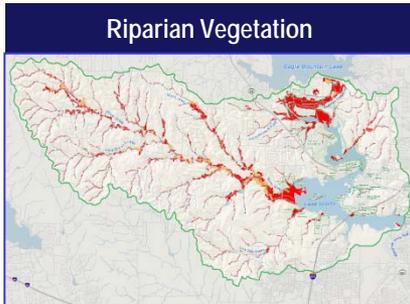
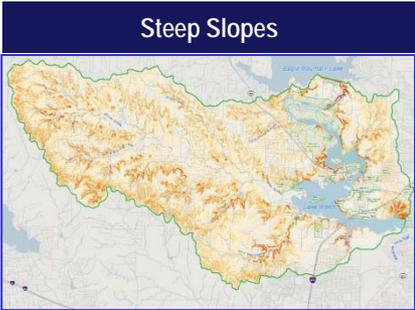
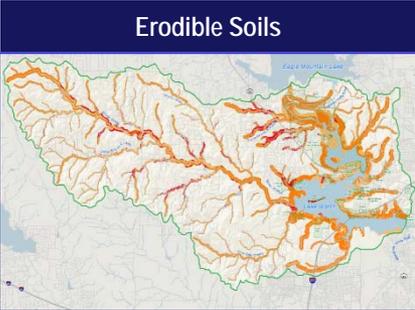
# Mapping Results



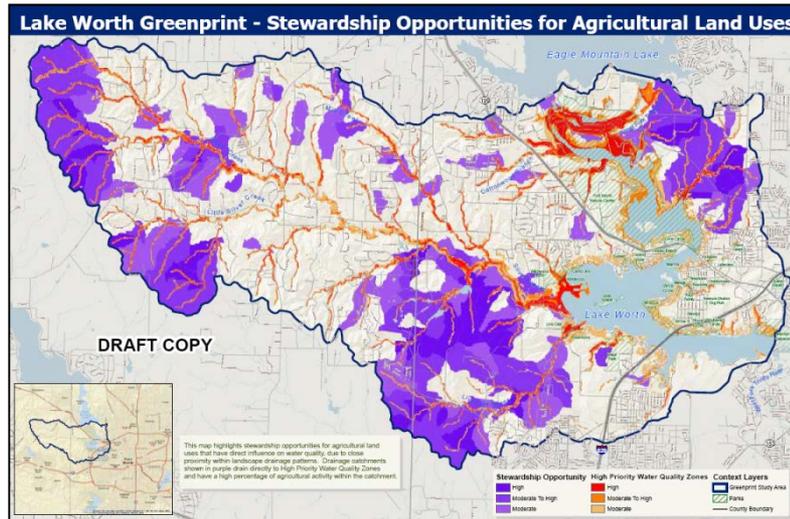
Relative Weighting by Function

- Nutrient uptake**
- Riparian vegetation 20%
  - Wetlands 13%
- Erosion prevention**
- Steep Stream banks 11%
  - Erodible Soils 11%
  - Steep slopes 11%

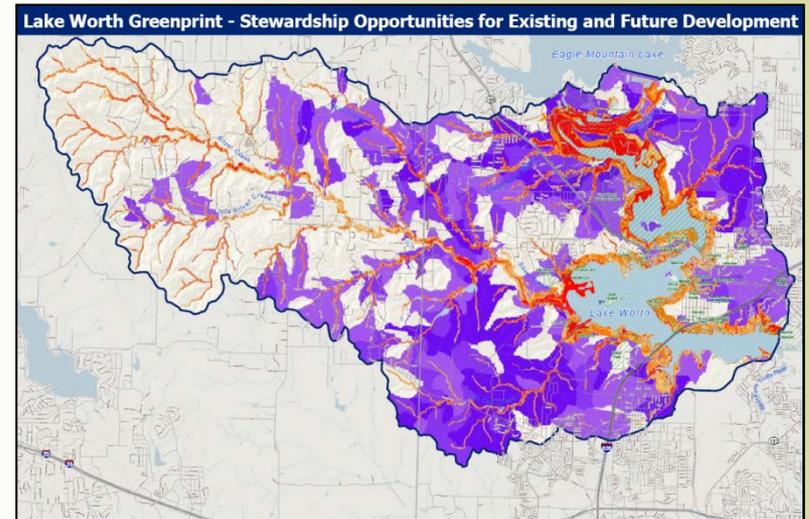
- Multiple Benefits**
- Canopy Cover 15%
  - Native Vegetation 4%
  - Floodplains and Buffers 15%



# Stewardship Opportunities



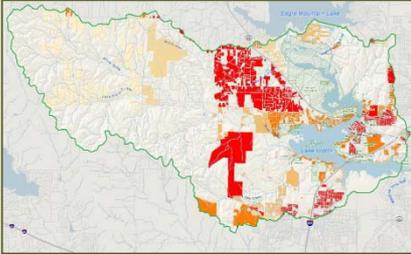
Stewardship Opportunities for Agricultural Land Uses



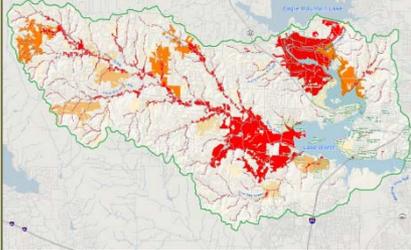
Stewardship Opportunities Existing and Future Development



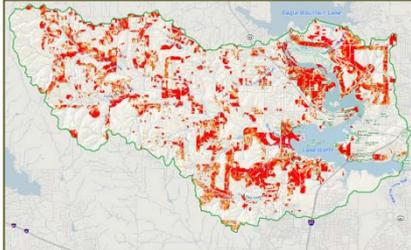
**Fitness Zone Priority Neighborhoods**



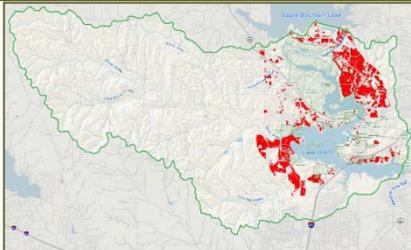
**Wildlife Viewing**



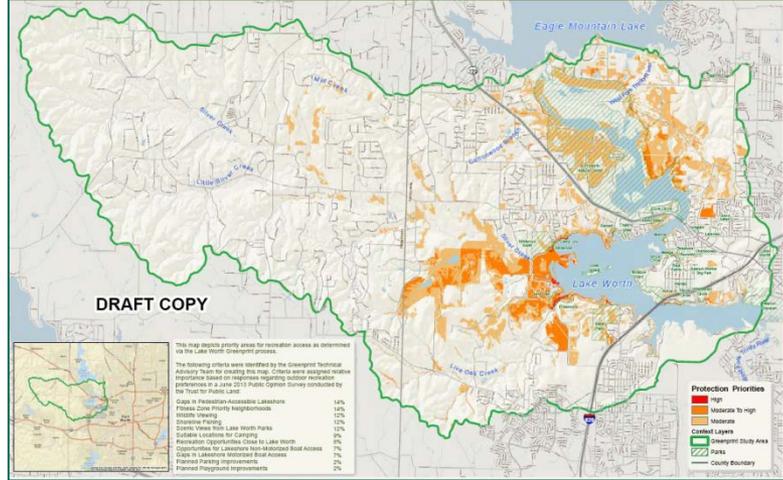
**Suitable Locations for Camping**



**Scenic Views from Lake Worth Parks**



**Lake Worth Greenprint - Provide Recreation Access to Lake**



Relative Weighting based on Outdoor Recreation Preferences Survey  
June 2013

- Gaps in Pedestrian-Accessible Lakeshore 14%
- Fitness Zone Priority Neighborhoods 14%
- Wildlife Viewing 12%
- Opportunities for Shoreline Fishing 12%
- Scenic Views from Lake Worth Parks 12%
- Suitable Locations for Camping 9%
- Recreation Opportunities Close to Lake Worth 8%
- Opportunities for Lakeshore Non-Motorized Boat Access 7%
- Gaps in Lakeshore Motorized Boat Access 7%
- Planned Parking Improvements 2%
- Planned Playground Improvements 2%

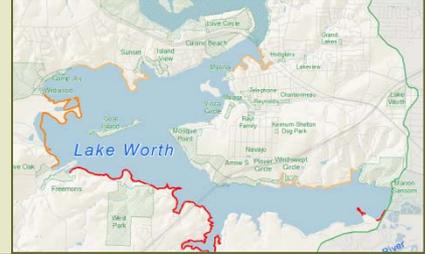
**Planned Parking Improvements**



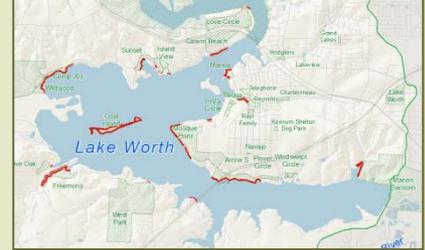
**Planned Playground Improvements**



**Gaps in Pedestrian Access to Lakeshore**



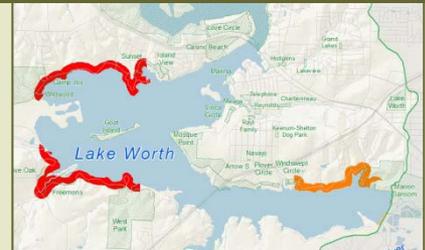
**Opportunities for Shoreline Fishing**



**Opportunities Non-Motorized Boat**

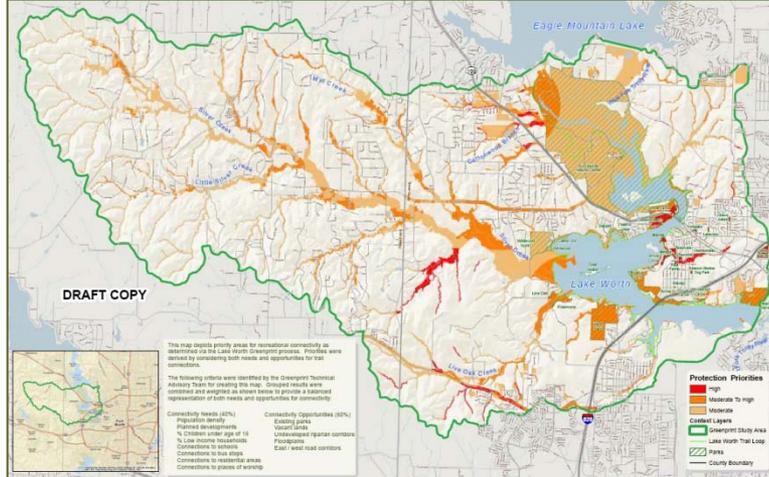


**Gaps in Motorized Boat Access**





Lake Worth Greenprint - Provide Recreational Connectivity to Lake Worth Trail



Connectivity Needs and Opportunities

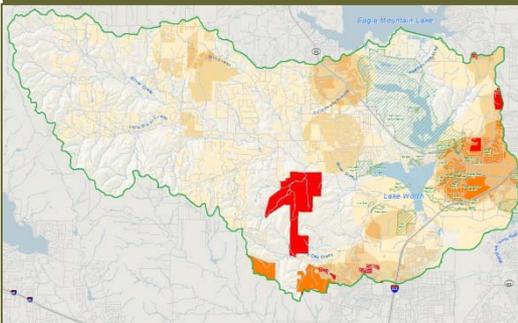
Connectivity Needs (40%)

- Population density
- Planned developments
- % Children under age of 19
- % Low income households
- Connections to schools
- Connections to bus stops
- Connections to residential areas
- Connections to places of worship

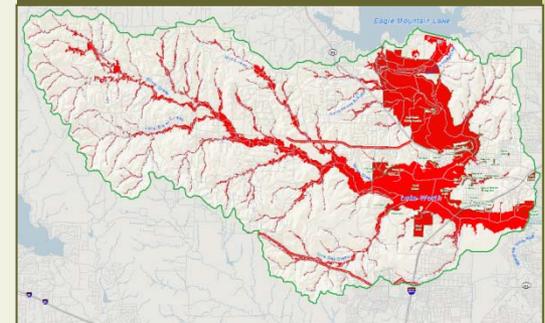
Connectivity Opportunities (60%)

- Existing parks
- Vacant lands
- Undeveloped riparian corridors
- Floodplains
- East / west road corridors

Connectivity Needs



Connectivity Opportunities





# Conservation Finance Resource Options



# TPL's Conservation Finance Program

- **15+ years of experience** in developing, passing, and implementing funding measures for parks and conservation.
- **82 percent success rate** in passing 400+ ballot measures generating \$35 billion for parks and conservation around the country.
- **Nation's foremost experts** on how local and state governments finance parks and conservation.
- **Research capability** to develop and analyze data on funding options, economic benefits, and fiscal impacts.

# Finance Options for Lake Worth

CONSERVATION FINANCE RESOURCE OPTIONS REPORT

APRIL 2014

LAKE WORTH WATERSHED, TEXAS



THE TRUST *for* PUBLIC LAND  
LAND FOR PEOPLE

- Model programs
- Other communities
- Local finance options
- State funding programs
- Federal conservation funding

THE TRUST *for* PUBLIC LAND  
LAND FOR PEOPLE

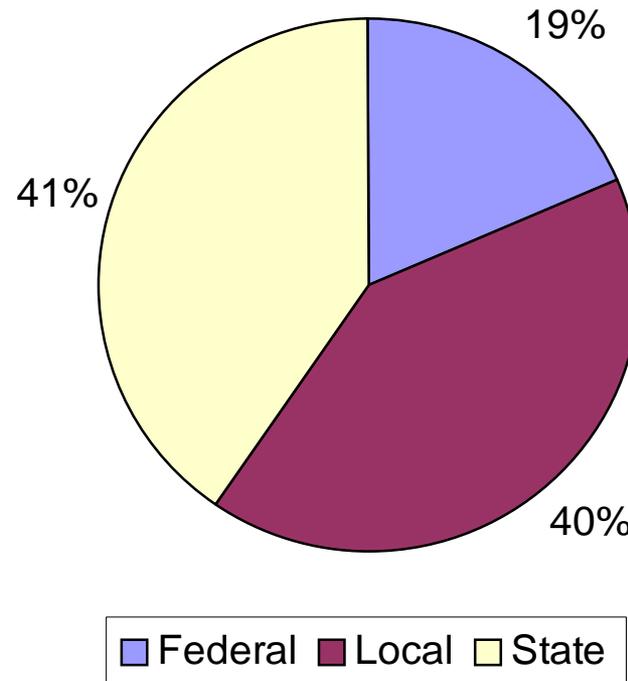


# Finance Resource Options

- A funding quilt is the diverse set of reliable, long-term funding sources that come together to achieve land conservation objectives
- Local, state, federal and private sources of funding all have a role
- Every funding quilt is unique and evolves over time due to changing fiscal and political fortunes

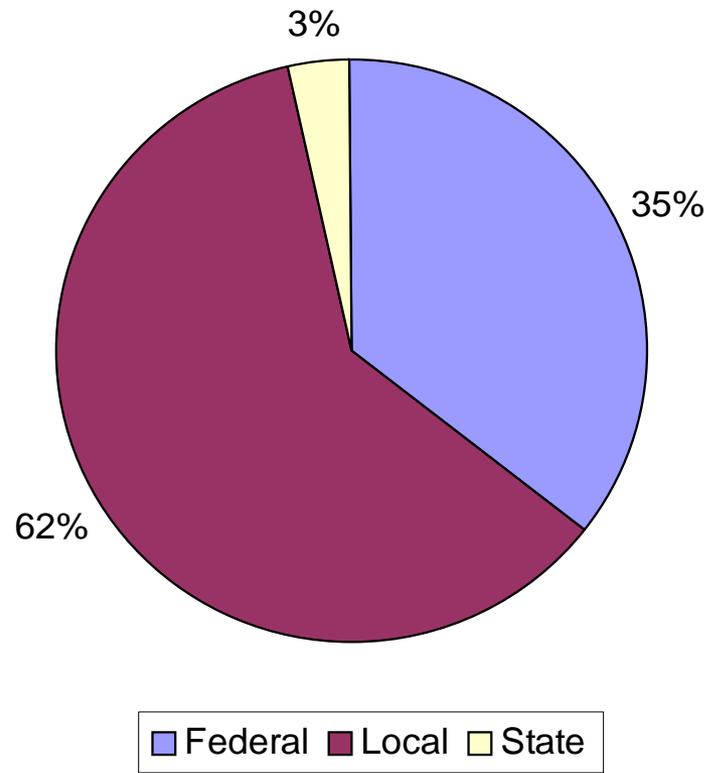
# National Funding Quilt

## Sources of Public Land Conservation Spending 1998 - 2008



# Texas Funding Quilt

**Sources of Public Land Conservation  
Spending 1998 - 2008**



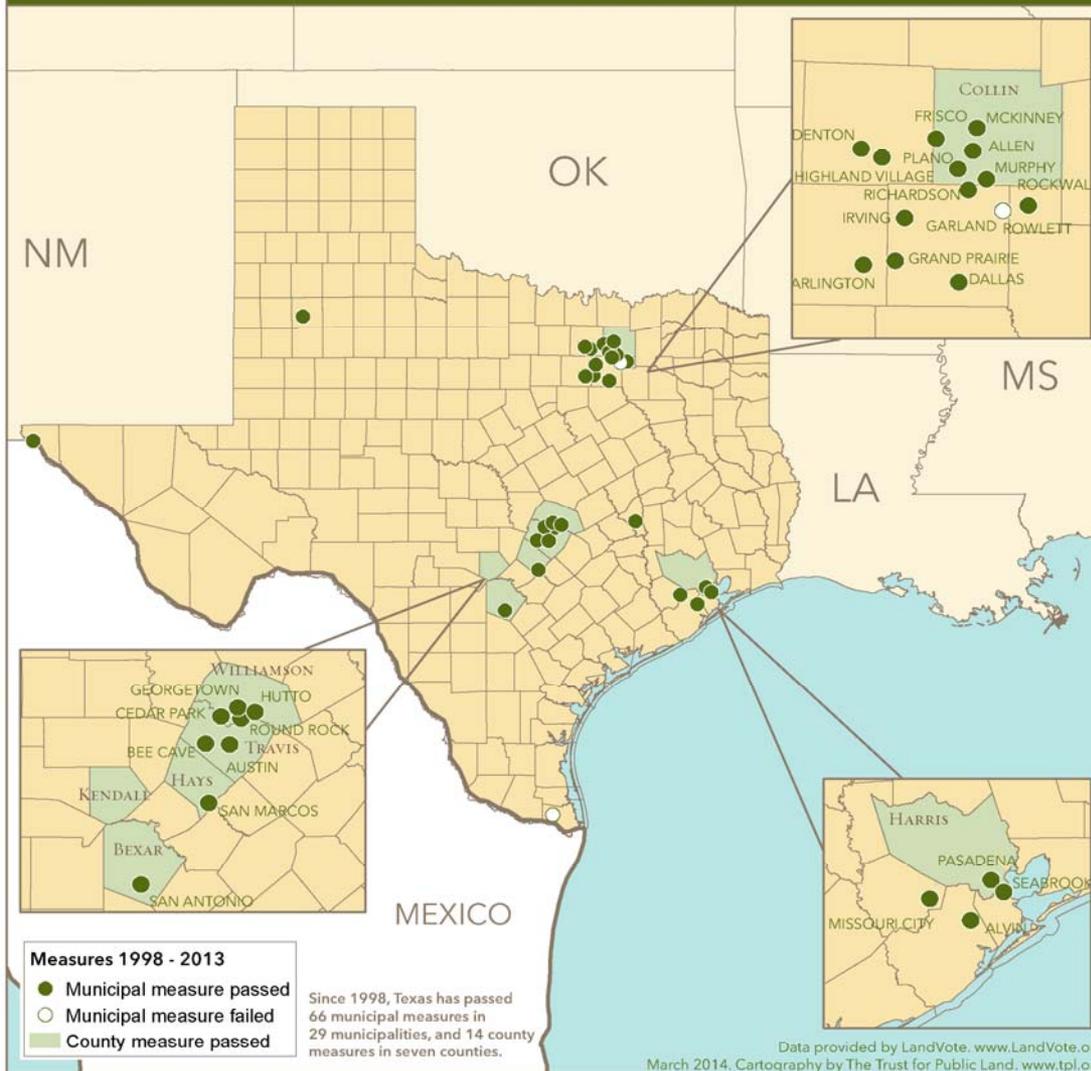


# Why Local Funding is Essential

- Local funding is the foundation of any long-term land conservation efforts, including those to protect drinking water sources
- External funding – federal, state, private– can be an important, but secondary, means of completing a land conservation project
- Competition for external funding is fierce and may not be reliable due to ever-changing state and federal budget circumstances
- Provides a ready match to leverage other sources

# TEXAS

## LOCAL CONSERVATION MEASURES 1998 - 2013





# Local Texas Conservation Success

- 1996 - 2013
- 99 local government measures
- 89 passed (90% success rate)
- Over \$1 billion



# Key Questions in Approaching Conservation Finance

- Jurisdiction
- Funding Mechanisms
- Amount (and duration)
- Voter Support/Tax Tolerance
- Purposes/Uses of Funds
- Timing (choice of election date)
- Management/Accountability
- Opposition



# Watershed Jurisdictions Considered

- City of Fort Worth
- City of Lake Worth
- Town of Lakeside



# Funding Mechanisms

## Local Public Finance Options in Texas for Watershed Protection & Parks

- Bonds (90 of the 99 measures)
- Sales Tax (9 measures)
- Property Tax
- Parkland Dedication / In-Lieu Fees
- User Fees / Utility Rates
- Oil & Gas Lease Revenue
- Tax Increment Financing



# Bonds

- Most common source of conservation funding
- Can be used for watershed acquisition now, while land is still available
- Majority voter approval required
- Costs are spread out over a long time horizon
- Bond proceeds may not be expended for maintenance and operations
- Interest increases the total cost.

# Potential Bond Issue

## Fort Worth Bond Financing Costs

Assumes a 20-year bond issue at 5.0% Interest Rate

2014 Net Taxable Value= \$41,442,385,142

Bond Issue	Annual		Cost/ Ave./
	Debt Svce	Tax Increase	Household*
30,000,000	\$2,407,278	0.006	\$8
50,000,000	\$4,012,129	0.010	\$9
70,000,000	\$5,616,981	0.014	\$13
100,000,000	\$8,024,259	0.019	\$19
150,000,000	\$12,036,388	0.029	\$28

\*Based on average taxable value of single-family residence of \$95,559.

## Lake Worth Bond Financing Costs

Assumes a 20-year bond issue at 5.0% Interest Rate

2014 Net Taxable Value= \$348,043,641

Bond Issue	Annual		Cost/ Ave./
	Debt Svce	Tax Increase	Household*
1,000,000	\$80,243	0.023	\$13
2,000,000	\$160,485	0.046	\$26
3,000,000	\$240,728	0.069	\$39
5,000,000	\$401,213	0.115	\$66
7,000,000	\$561,698	0.161	\$92

\*Based on average taxable value of single-family residence of \$57,054.

## Lakeside Bond Financing Costs

Assumes a 20-year bond issue at 5.0% Interest Rate

2014 Net Taxable Value= \$100,200,066

Bond Issue	Annual		Cost/ Ave./
	Debt Svce	Tax Increase	Household*
100,000	\$8,024	0.008	\$12
200,000	\$16,049	0.016	\$25
300,000	\$24,073	0.024	\$37
500,000	\$40,121	0.040	\$62
1,000,000	\$80,243	0.080	\$124

\*Based on average taxable value of single-family residence of \$154,832.



# Sales Tax

- Majority voter approval required
- Can be used both for acquisition and maintenance purposes
- Sales tax revenues can fluctuate with changing economic conditions.
- Not widely used for open space funding
- *Each of the municipalities in the study area is currently at the maximum allowable sales tax levy*



# Economic Development Corporation

- Lake Worth and Lakeside each have an EDC
- Funded by sales tax revenue
- Can fund projects such as parks, museums, sports facilities and the development of water supply facilities or water conservation programs

# Property Tax

- Can be used both for acquisition and maintenance purposes
- Funding level may be altered or eliminated based on annual budget

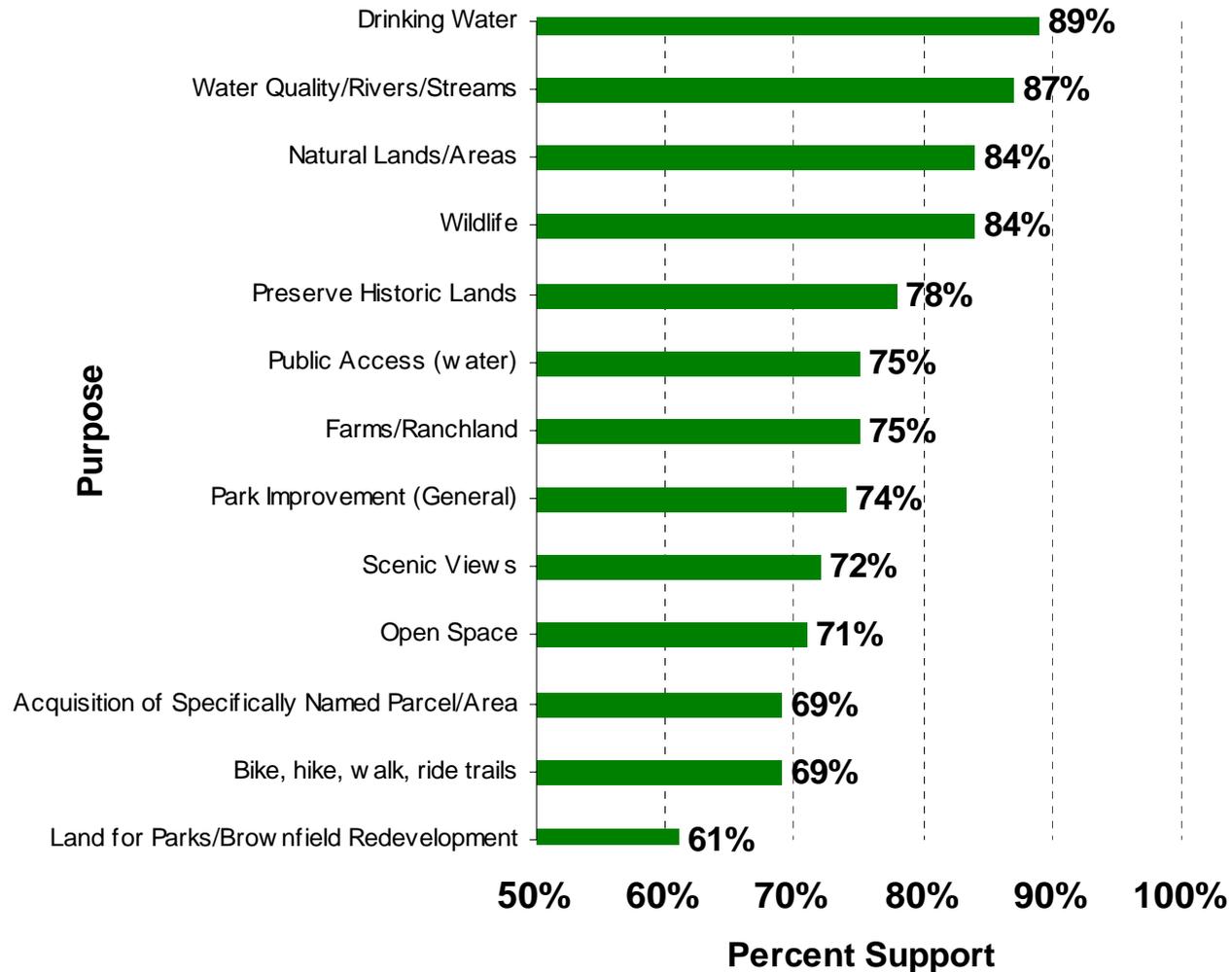
Property Tax Capacity				
Jurisdiction	Current	Remaining	Maximum @ \$20/Avg Home	
	M&O Rate		Capacity	Tax Rate
Fort Worth	0.6759	0.1241	0.021	\$8,702,901
Lake Worth	0.14804	0.65196	0.036	\$125,296
Lakeside	0.37926	0.42074	0.013	\$13,026



# Additional Revenue Options

- Parkland Dedication / In-Lieu Fees
- User Fees / Utility Rates
- Oil & Gas Lease Revenue
- Tax Increment Financing
  
- State Conservation Programs
- Federal Funding

# Voter Support of Conservation Purposes





# Action Planning: From Brainstorming to Feasibility

- Indicate the 10 best ideas.
- Indicate the 10 worst ideas.



# Action Planning: From Brainstorming to Feasibility

- For 3-5 best ideas, please write in the margins:
  - Who will do it?
  - How can it be done (orchestrated and paid for)?
  - When can it be completed?
- Add any new ideas (to back).