

Beyond Sandbaggin'



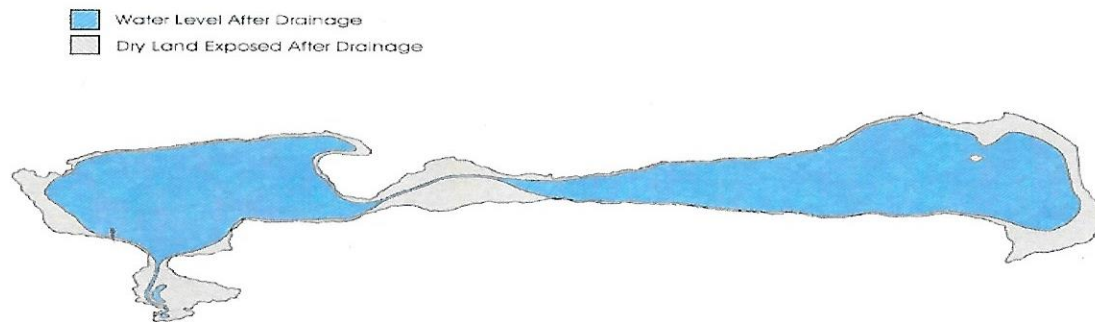
Presentation to the Calais Select Board
Monday 23 February 2004

Curtis Pond Dam Group

Report to the Calais Select Board
February 2004

OPTIONS:

- Voters to select either REMOVAL or REPAIR of Curtis Pond dam
- Status Quo (“Do Nothing”) is NOT a Viable Option



IMPLICATIONS of STATUS QUO, Resulting in Dam Failure

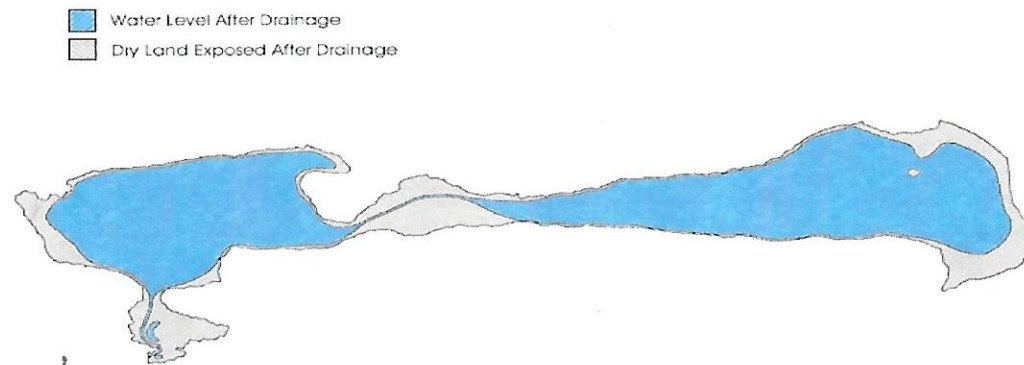
- Dam Failure Likely (Not “IF”, but “WHEN”)
- Dam Failure Would Result in Financial and Personal Loss; Loss of Historic Structures, Community Assets; Loss of Recreational “Jewel” in Town; Revenue Loss Due to Recreational Loss
- Possible Loss of WEC Substation May Impact 800 Households
- Loss of Fire Hydrant, Fire Protection Source
- “Do Nothing” DOES NOT AVOID TOWN LIABILITY OR COST

Implications of Dam Failure

- **Inundation Impact Along Pekin Brook**
- **Emergency Action Plan; 13 Properties**
- **AOT (2001) Estimate of Road, Bridge Damage (\$180,000)**
- **Loss of Worcester Road Access; Emergency Response**
- **Historic District Impact; Robinson Sawmill Dam; Kent Museum**
- **Unknown Flood Insurance Coverage in Place for At Risk Households (\$9,000 annual cost)**

Implications of Dam Failure OR Remove Dam Option

- **Mud Flats on Curtis Pond**



Remove Dam Option - Implications

- Cost Estimate: \$25,000 - \$50,000
- Potential Legal Action by Affected Property Owners; Appeal of Assessments
- Grand List Effect: ▼ reducing shoreline property assessments ► results in ▲ all other properties increasing (zero sum game)
- Same Loss Of Recreational Value, as with a Dam Failure; Loss of Revenue

Remove Dam Option - Implications

- Legal Liability of Town; Attorney Guilliani (RE: “thrown up” property)
- Loss of Curtis Pond for Swimming, Paddle Sports, Boating, Year Round Fishing, Winter Sports

Remove Dam Option - Implications (cont.)

- Class II Wetlands on Curtis Pond could Increase Regulatory Involvement; Federal oversight
- Four Identified Rare Flora on Pond
- Maple Corner Community Center contribution (\$23,000) will be withheld if dam were removed

Repair Dam Option

- State Policy Supports Municipalization of Private Dams in Repairable Condition
- MCCC Contribution: \$23,000
- Legislative Appropriation: \$30,000 to date, and Possible Additional \$30,000 Requested
- Voters To Bond For Remaining Construction Costs

Repair Dam Option (cont.)

CONSTRUCTION COSTS	\$	142,435	
CONTINGENCY (25%)	\$	35,609	
TOTAL CONSTRUCTION COSTS			\$ 178,044
ENGINEERING & PERMITS	\$	28,000	
CONSTRUCTION ENGINEERING	\$	22,000	\$ 50,000
TOTAL ESTIMATED PROJECT COST		\$	228,044

Repair Dam Option (cont.)

\$ 100,000,000 Calais Grand List Value

943 Total Calais Properties on G/L

\$ 106,045 Town Average G/L Assessment

\$ 4,025,200 Curtis Pond properties

43 Curtis Pond properties

\$ 93,609 Curtis Pond Average G/L Assessment

\$ 1,275,000 Pekin Brook properties

13 Pekin Brook properties

\$ 98,077 Pekin Brook Average G/L Assessment

Repair Dam Option (cont.)

\$253,000 TOTAL PROJECT COST	'SOURCE FUNDS				
	VT	PRIVATE	TOWN		
	\$30,000	\$23,000	\$ -	\$ 53,000	RAISED TO DATE
complete	\$ 20,000				Phase I Engineering Report, Emergency Action Report
complete	\$ 5,000				ANR title search
spent to date	\$ 25,000			\$ 28,000	balance remaining unspent

\$228,000 Construction Cost Estimate (per Dubois & King)

\$28,000 balance remaining unspent

\$200,000 balance project cost to finance

Repair Dam Option (cont.)

\$15,400 Annual Debt Service

20 Year Term

4.25% Municipal Loan Rate

0.0153 Tax Rate Needed to Provide Debt Service

\$16.25 Town Average Tax Impact (annually)

0.045 Town Average Daily Cost

Repair Dam Option (cont.)

- Can the Town NOT Afford to Repair Curtis Pond Dam for an Average Cost per Taxpayer of 5 Cents Per Day?

RECOMMENDATION: The Town of Calais Should Own and Repair the Curtis Pond Dam

Repair Dam Option (cont.)

- Resolved: That the Voters of Calais Direct the Select Board to Take Title to the Curtis Pond Dam property; Direct Dubois & King to prepare Final Engineering Documents and Construction Estimate; Issue A 20 Year Bond for No More Than \$200,000, and Then Solicit Construction Bids To Immediately Repair the Curtis Pond Dam.

Repair Dam Option (cont.)

- Resolved: That The Select Board of Calais Shall Appoint a Citizen Committee, Including One Board Member, Charged With Oversight of the Contracting and Construction Process for the Curtis Pond Dam