Curtis Pond Dam Repair Scenarios

An outline of possible assumptions and funding scenarios for the repair/removal of the Curtis Pond Dam (CPD) have been provided to help brainstorm a viable approach. Existing reports, studies, prior discussions and the Calais Grand List Web Data (https://nemrc.info/web_data/vtcala/ls/searchT.php) were used to make estimates. No new money or extra effort is being expended at this time. Separate scenarios have been worked out for these cost options *(Dubois and King estimated $267,000 to $282,000 to the Committee to Repair Curtis Pond Dam on 9/26/2003).*

A. The dam is removed or breaks: **$0** fix,
B. Minor Fix: **$300,000** fix (2003 price rounded),
C. Medium Fix: **$600,000** fix (double the 2003 price).
D. Major Fix: **$1.1 million** fix (four times the 2003 price).

Assumptions (*estimated numbers have been rounded)*

1. **Ownership/Insurance**: The town takes ownership of the dam in some format. (*because of the inability for private organizations to obtain affordable liability insurance-estimated to be at most **$1,000** annually as per PACIF).*
2. **Private Donations**: The CPD Exploratory Committee pledges to obtain **$100,000** from state, local and private groups.
3. **Town Funding Assumptions**:
   - 3.1. **2.6801** is the combined estimated town and school tax rate for 2021. Actual amount will be approved in July *(from page 54 of the Town of Calais Report for the 2021 town meeting.)*
   - 3.2. Definitions:
     - 3.2.1. **Town-wide:** All properties in the town of Calais. 974 properties with Real Value of $219,198,800 *(Lister report in Town of Calais Report)*.
     - 3.2.2. **Shore-line:** Properties that have shore-line on Curtis Pond. 57 properties with $13 million in Real Value (*using Calais Grand List Web Data).*
     - 3.2.3. **Walking-distance:** Properties that have "walking distance" access to Curtis Pond. 40 properties with Real Value of $8 million (*using Calais Grand List Web Data).*
   - 3.3. Estimated increase to raise $10,000 in property taxes:
     - 3.3.1. **$4.90 Town-wide** per $100,000 Real Value *(from the Town Treasurer and page 54 of the Town of Calais Report for 2021 town meeting)*.
     - 3.3.2. **$80 Shore-line** per $100,000 Real Value (*using Calais Grand List Web Data).*
     - 3.3.3. **$120 Walking-distance** per $100,000 Real Value *(Calais Grand List Web Data).*
   - 3.4. Estimated amounts if dam removed or breaks (*State is not issuing new permits for dams)*
     - 3.4.1. **$3 million** is the estimated loss of current shore-line properties Land Value if dam removed *(used almost doubled the value ($1,579,176 land lot value) in Appendix VIII in the memo from the Committee to Repair Curtis Pond Dam to the Calais Select Board on 10/7/2003.*
     - 3.4.2. **25% is** the estimated loss of current shore-line properties Real Value if dam is removed *(estimated loss/estimated Real Value. John McCullough, Lister, estimated that the Land Value is affected on average for shore-line properties by 50% if dam removed. Using the Calais Grand List Web Data for shore-line properties, the Land Value is about 50% of Real Value)*.
     - 3.4.3. **$670** per $100,000 Real Value is the estimated reduced property tax for current shore-line properties if the dam is removed *(25% of 100,000 Real Value times tax rate at 2.6801)*.
   - 3.5. Scenarios presented use **real property value** to split funding *(picked assessed/Real Value from the three options presented in Fact Sheet from 11/6/2006 Public Hearing because data in this form is more readily available)*.

Option A: Scenario A-1 The Dam is Removed or Breaks

- **$86,000** in lost property taxes at current rates to Town of Calais forever *(using Calais Grand List Web Data.)*
- **$42 increase** per $100,000 Real Value forever: **Town-wide** properties *(86,000/10,000 * 4.9)*
- **$628 decrease** per $100,000 Real Value forever: **Shore-line** properties (-670 + 42) because of 25% loss of Real Value
- **$1.5 million** over the last 30 years is the estimated extra taxes paid by **Shore-Line** properties for being on the pond.
- **$2.3 million** is projected over the next 20 years to be the estimated extra taxes paid by **Shore-Line** properties (see History of Property Taxes for Shore-line properties spreadsheet. Uses tax info back to 1990 and NPV formula).
- Loss of Calais Town Beach, State Fishing Access, and "one pond" and potential Maple Corner Store *(see drainage maps provided in the presentation from the Curtis Pond Dam Group to the Select Board on 2/23/2004).*
- Probable closing of Maple Corner Community Store due to loss of business if State access and Town beach closed.

Curtis Pond Dam Repair Scenarios

Option B: $300,000 Minor Fix Scenarios

Cost: Option B scenarios provide funding info if the cost of the project to repair the dam is $300,000. The Town bonds for **$200,000** ($300,000 fix minus $100,000 fund raising) for 20 years at **3%** for an annual payment of **$13,300**.

Scenario B-1: Everyone Shares 100% of the Cost

- **$6.5 increase** per $100,000 Real Value annually for 20 years: **Town-wide** properties *(13,300/10,000 *4.9)*

Scenario B-2: Town Pays 0%; Shore-Line Owners Pay 100%

- **$0 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(0/10,000 *4.9)*
- **$106 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(13,300/10,000 *80 + 0)*

Scenario B-3: Town Pays 20%; Shore-Line Owners Pay 80%

- **$1.3 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(2,660/10,000 *4.9)*
- **$86 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(10,640/10,000 *80 + 1.30)*

Scenario B-4: Town Pays 50%; Shore-Line Owners Pay 50%

- **$3.3 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(6,650/10,000 *4.9)*
- **$56 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(6,650/10,000 *80 + 3.30)*

Scenario B-5: Town Pays 80%; Shore-Line Owners Pay 20%

- **$5 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(10,640/10,000 *4.9)*
- **$26 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(2,660/10,000 *80 + 5)*

Scenario B-6: Town Pays 0%; Walking Pay 20% and Shore-Line Owners Pay 80%

- **$0 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(0/10,000 *4.9)*
- **$32 increase** per $100,000 Real Value annually for twenty years: **Walking** properties *(2,660/10,000 *120 + 0)*
- **$85 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties (*10,640/10,000 *80 + 0)*

Scenario B-7: Town Pays 20%; Walking Pay 25% and Shore-Line Owners Pay 55%

- **$1.3 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(2,660/10,000 *4.9)*
- **$41 increase** per $100,000 Real Value annually for twenty years: **Walking** properties *(3,325/10,000 *120 + 1.30)*
- **$60 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(7,315/10,000 *80 + 1.30)*

Scenario B-8: Town Pays 50%; Walking Pay 10% and Shore-Line Owners Pay 40%

- **$3 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(6,650/10,000 *4.9)*
- **$19 increase** per $100,000 Real Value annually for twenty years: **Walking** properties *(1,330/10,000 *120 + 3)*
- **$46 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(5,320/10,000 *80 + 3)*

Scenario B-9: Town Pays 80%; Walking Pay 5% and Shore-Line Owners Pay 15%

- **$5 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(10,640/10,000 *4.9)*
- **$13 increase** per $100,000 Real Value annually for twenty years: **Walking** properties *(665/10,000 *120 + 5)*
- **$21 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(1,995/10,000 *80 + 5)*

Scenario B-10: Sale of Curtis Pond Town Properties *(town beach and island)*

- **$300,000** estimated sale of beach and island property *(Grand List Land Value as per Web Data: $43,500 for beach $108,500 for island. Adjusted beach property based on adjoining property owners' Real Value.)*
- **$0 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(sale would fund repair, increase Grand List and decrease Town costs such as reduced policing requirements, no swim area costs, and no insurance liability*).

Curtis Pond Dam Repair Scenarios

Option C: $600,000 Medium Fix Scenarios

Cost: Option C scenarios provide funding info if the cost of the project to repair the dam is $600,000. The Town bonds for **$500,000** ($600,000 fix minus $100,000 fund raising) for 20 years at **3%** for an annual payment of **$33,300**.

Scenario C-1: Everyone Shares 100% of the Cost

- **$16 increase** per $100,000 Real Value annually for 20 years: **Town-wide** properties *(33,300/10,000 *4.9)*

Scenario C-2: Town Pays 0%; Shore-Line Owners Pay 100%

- **$0 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(0/10,000 *4.9)*
- **$266 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(33,300/10,000 *80 + 0)*

Scenario C-3: Town Pays 20%; Shore-Line Owners Pay 80%

- **$3 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(6,660/10,000 *4.9)*
- **$216 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(26,640/10,000 *80 + 3)*

Scenario C-4: Town Pays 50%; Shore-Line Owners Pay 50%

- **$8 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(16,500/10,000 *4.9)*
- **$141 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(16,500/10,000 *80 + 8)*

Scenario C-5: Town Pays 80%; Shore-Line Owners Pay 20%

- **$13 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(26,640/10,000 *4.9)*
- **$66 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(6,660/10,000 *80 + 13)*

Scenario C-6: Town Pays 0%; Walking Pay 20% and Shore-Line Owners Pay 80%

- **$0 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(0/10,000 *4.9)*
- **$80 increase** per $100,000 Real Value annually for twenty years: **Walking** properties *(6,660/10,000 *120 + 0)*
- **$213 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(26,640/10,000 *80 + 0)*

Scenario C-7: Town Pays 20%; Walking Pay 25% and Shore-Line Owners Pay 55%

- **$3 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(6,660/10,000 *4.9)*
- **$103 increase** per $100,000 Real Value annually for twenty years: **Walking** properties *(8,325/10,000 *120 + 3)*
- **$150 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(18,315/10,000 *80 + 3)*

Scenario C-8: Town Pays 50%; Walking Pay 10% and Shore-Line Owners Pay 40%

- **$8 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(16,650/10,000 *4.9)*
- **$48 increase** per $100,000 Real Value annually for twenty years: **Walking** properties *(3,330/10,000 *120 + 8)*
- **$115 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(13,320/10,000 *80 + 8)*

Scenario C-9: Town Pays 80%; Walking Pay 5% and Shore-Line Owners Pay 15%

- **$13 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(26,640/10,000 *4.9)*
- **$33 increase** per $100,000 Real Value annually for twenty years: **Walking** properties *(1,665/10,000 *120 + 13)*
- **$53 increase** per $100,000 Real Value annually for twenty years:) **Shore-line** properties *(4,995/10,000 *80 + 13)*

Scenario C-10: Sale of Curtis Pond Town Properties *(town beach and island)*

- **$300,000** estimated sale of beach and island property *(Grand List Land Value as per Web Data: $43,500 for beach $108,500 for island. Adjusted beach property based on adjoining property owners' Real Value.)*
- **$6.5 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(sale would fund some of the repair, increase Grand List and decrease Town costs such as reduced policing requirements, no swim area costs, and no insurance liability. Town bonds for $200,000 (600,000–100,000-300,000) at $13,300 per year*).

Curtis Pond Dam Repair Scenarios

Option D: $1.1 Million Major Fix Scenarios

Cost: Option D scenarios provide funding info if the cost of the project to repair the dam is $1.1 million. The Town bonds for **$1 million** ($1.1 million fix minus $100,000 fund raising) for 20 years at **3%** for an annual payment of **$66,500**.

Scenario D-1: Everyone Shares 100% of the Cost

- **$32.5 increase** per $100,000 Real Value annually for 20 years: **Town-wide** properties *(66,500/10,000 *4.9)*

Scenario D-2: Town Pays 0%; Shore-Line Owners Pay 100%

- **$0 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(0/10,000 *4.9)*
- **$532 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(66,500/10,000 *80 + 0)*

Scenario D-3: Town Pays 20%; Shore-Line Owners Pay 80%

- **$6.5 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(13,300/10,000 *4.9)*
- **$432 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(53,200/10,000 *80 + 6.5)*

Scenario D-4: Town Pays 50%; Shore-Line Owners Pay 50%

- **$16 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(33,250/10,000 *4.9)*
- **$282 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(33,250/10,000 *80 + 16)*

Scenario D-5: Town Pays 80%; Shore-Line Owners Pay 20%

- **$26 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(53,200/10,000 *4.9)*
- **$132 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(13,300/10,000 *80 +26)*

Scenario D-6: Town Pays 0%; Walking Pay 20% and Shore-Line Owners Pay 80%

- **$0 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(0/10,000 *4.9)*
- **$160 increase** per $100,000 Real Value annually for twenty years: **Walking** properties *(13,300/10,000 *120 + 0)*
- **$426 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties (*53,200/10,000 *80 + 0)*

Scenario D-7: Town Pays 20%; Walking Pay 25% and Shore-Line Owners Pay 55%

- **$6.5 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(13,300/10,000 *4.9)*
- **$206 increase** per $100,000 Real Value annually for twenty years: **Walking** properties *(16,625/10,000 *120 + 6.5)*
- **$300 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(36,575/10,000 *80 + 6.5)*

Scenario D-8: Town Pays 50%; Walking Pay 10% and Shore-Line Owners Pay 40%

- **$16 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(33,250/10,000 *4.9)*
- **$96 increase** per $100,000 Real Value annually for twenty years: **Walking** properties *(6,650/10,000 *120 + 16)*
- **$229 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(26,600/10,000 *80 + 16)*

Scenario D-9: Town Pays 80%; Walking Pay 5% and Shore-Line Owners Pay 15%

- **$26 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(53,200/10,000 *4.9)*
- **$66 increase** per $100,000 Real Value annually for twenty years: **Walking** properties *(3,325/10,000 *120 + 26)*
- **$106 increase** per $100,000 Real Value annually for twenty years: **Shore-line** properties *(9,975/10,000 *80 + 26)*

Scenario D-10: Sale of Curtis Pond Town Properties *(town beach and island)*

- **$300,000** estimated sale of beach and island property *(Grand List Land Value as per Web Data: $43,500 for beach $108,500 for island. Adjusted beach property based on adjoining property owners' Real Value.)*
- **$23 increase** per $100,000 Real Value annually for twenty years: **Town-wide** properties *(sale would fund some of the repair, increase Grand List and decrease Town costs such as reduced policing requirements, no swim area costs, and no insurance liability. Town bonds for $700,000 (1,100,000–100,000-300,000) at $46,600 per year*).