

SEWER BETTERMENT ASSESSMENT PUBLIC FORUM
INFORMATION HANDOUT

TOWN OF KITTERY

COUNCIL WORKSHOP – 6:00PM, MAY 2ND, 2016
STAR THEATER, KITTERY COMMUNITY CENTER

AGENDA

1. OPEN – INTRODUCTIONS – OVERVIEW
2. PUBLIC COMMENT
3. COUNCIL DISCUSSION

GROUND RULES

(please)

BREVITY

NON-REPETITION

CIVILITY

THE FOCUS IS ON THE ISSUES

“NOT HOW WE GOT HERE.....BUT WHAT CAN
AND SHOULD BE DONE ABOUT IT”

NOTE THAT NO COUNCIL DECISIONS MAY BE MADE AT A
WORKSHOP

AN EXPECTED RESULT MAY BE FOR COUNCIL TO REQUEST THE
TOWN MANAGER TO BRING FORTH AN ASSESSMENT PLAN
RECOMMENDATION, INCORPORATING ANY CONSENSUS
DIRECTION THE COUNCIL MAY SUGGEST

TOWN REPRESENTATIVES

TOWN MANAGER

CAROL GRANFIELD

TOWN ATTORNEY

DUNCAN McEACHERN

SEWER DEPARTMENT SUPERINTENDENT

GEORGE KATHIOS

KLEINFELDER ASSOCIATES PROJECT MANAGER

MARK THOMPSON

TOWN COUNCIL

COUNCILOR JEFFREY THOMSON

COUNCILOR FRANK DENNETT

COUNCILOR KEN LEMONT

COUNCIL VICE CHAIR CHARLES DENAULT

COUNCILOR RUSSELL WHITE

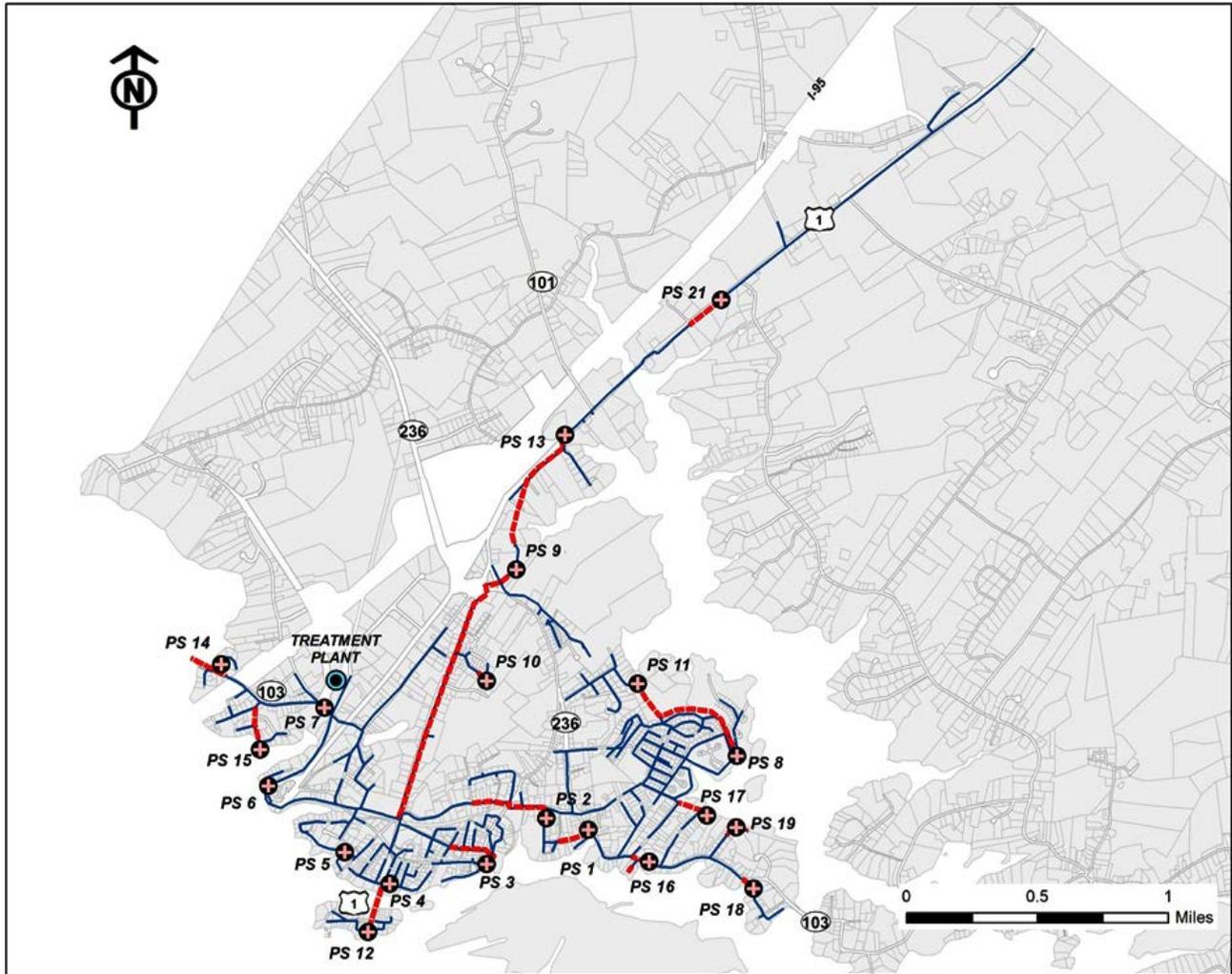
COUNCILOR JUDITH SPILLER

COUNCIL CHAIRPERSON GARY BEERS

BACKGROUND

FROM PRESENTATION TO PLANNING BOARD, JAN 2013

MAP OF THE SYSTEM



SEWER SYSTEM INFRASTRUCTURE

Wastewater Treatment Facility (2.4 MGD)

Pumping Stations (21 total)

Buried Sewer Pipes (23.5 miles)

2,000 Sewer Connections for

Kittery + P.N.S. + Eliot

SYSTEM REPLACEMENT VALUE - \$100 Million+

CAPITAL IMPROVEMENT PLAN

PURPOSE

Reinvest in public infrastructure to ensure it will serve its users' needs

OBJECTIVES

Identify the necessary improvements to existing infrastructure

Plan for sewer expansion to meet Town's long term development goals

i.e. Sewer System Expansion/Extension Northwest of Rte 95

SEWER EXPANSION PLANNING HISTORY

1991 Sewering Master Plan

1999 Comprehensive Plan

2004 Route 236 Wastewater Collection Expansion Study

2010 Kittery/Eliot Sewer Extension Study and Evaluation

KITTERY COMPREHENSIVE PLAN, 1999-2002

“The Town should continue to upgrade the existing sewer and pump station system and continue to reduce the amount of infiltration and inflow of stormwater into the sewer system.”

“The Town should plan for the extension of sewers into those areas where they are needed to facilitate growth that is consistent with the land use policies. Extension of sewers west of the Turnpike in the Route 236 Corridor should be a priority if needed to facilitate high quality nonresidential development within designated growth areas.”

SEWER EXPANSION BENEFITS

Economic Development (Route 236 & Business Park)

Alleviate “Overboard Discharge”

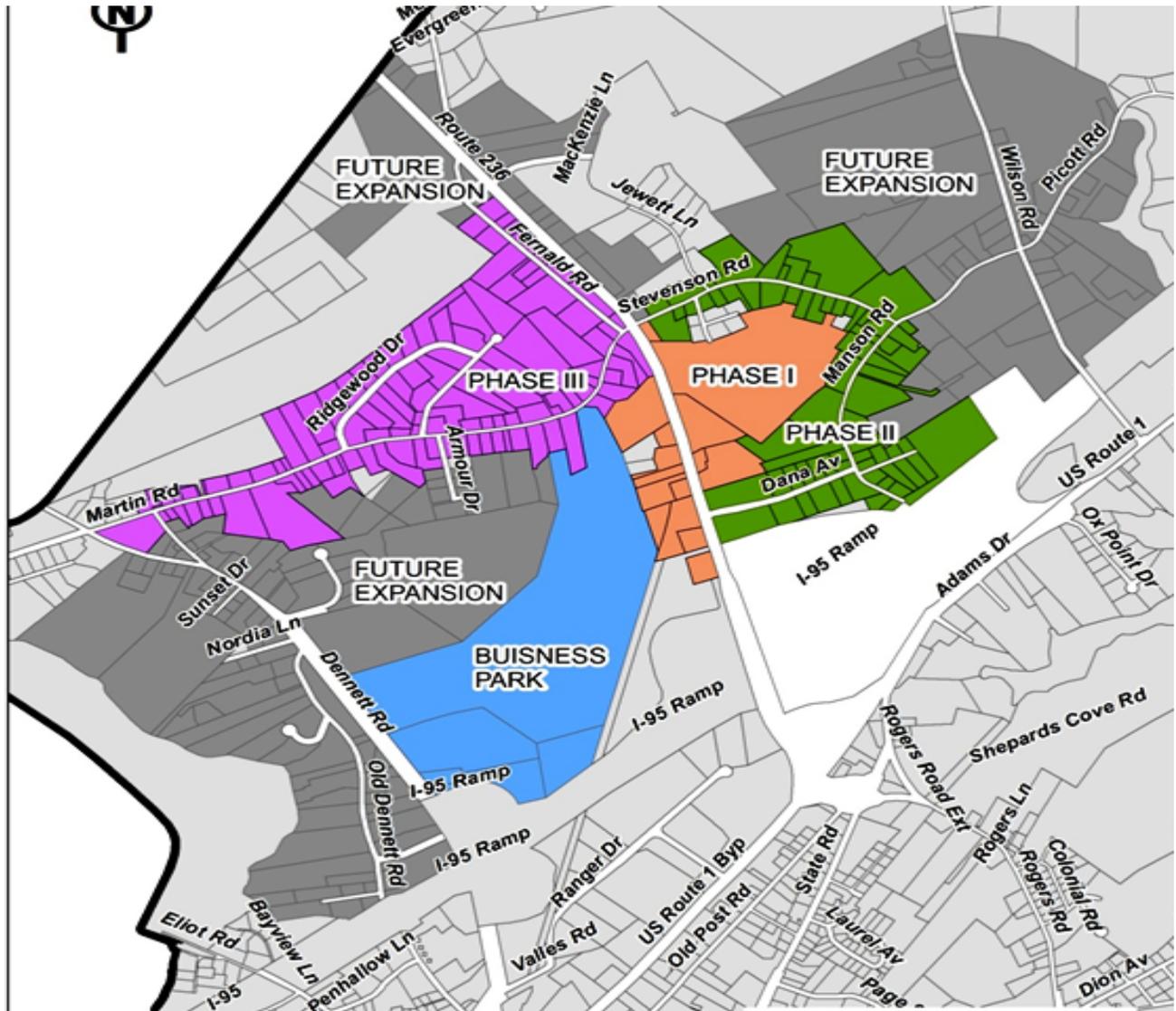
Provide Sewer to Land Unsuitable for Septic Systems

Expand tax base

SEWER SYSTEM EXPANSION CAPITAL COST (2013)

Route 236 Extension - Phase 1 <i>Sewer interceptor, pump station and force main from Route 236 West of I-95, along the CMP easement, under I-95, and to the Kittery WWTP</i>	\$3,434,000
Route 236 Extension - Phase 2 <i>Dana Ave Area Sewer system and Pump Station</i>	\$2,120,000
Route 236 Extension - Phase 3 <i>Martin Rd Area Sewer system and Pump Station</i>	<u>\$2,033,000</u>

TOTAL **\$7,587,000**



TRANSPARENCY

Project Public Meetings conducted w/Legal Notice

Date	Forum
January 10, 2013.....	Planning Board Meeting
January 31, 2013.....	Planning Board Meeting
February 25, 2013.....	Town Council Workshop
March 4, 2013.....	Town Council Meeting
March 25, 2013.....	Town Council Meeting
April 8, 2013.....	Town Council Meeting
May 16, 2013.....	Public Informational Meeting
June 11, 2013.....	Referendum Vote
June 24, 2013.....	Town Council Workshop
July 8, 2013.....	Town Council Meeting
August 22, 2013.....	Planning Board Meeting
August 26, 2013.....	Town Council Meeting
March 31, 2014.....	Town Council Workshop
May 28, 2014.....	Town Council Meeting
November 13, 2014.....	Planning Board Meeting
October 19, 2015.....	Town Council Workshop

PROCESS

Met all the requirements of Maine Law, Town Charter, and local ordinance

CURRENT SITUATION

PROJECTED DEPARTMENT REVENUE

KITTERY SEWER DEPARTMENT		FUTURE DEBT with Sewer Extension and Infrastructure Improvements						19-Apr-16		
		Additional Income Due to New Projects								
	Total New Debt Service (8/3/2015 schedule)	PNS Share \$881,023	Eliot Share \$243,325	TIF Taxes	Additional Septage Receiving	All Phases Extension Betterments	Total Additional Income*	Net Additional Debt	Available Revenue	Projected Budget (Shortfall)/ Surplus
FY '13	\$0	-	-	-	-	-	-	-	\$11,759	\$11,759
FY '14	\$0	-	-	-	-	-	-	-	\$118,968	\$118,968
FY '15	\$0	-	-	-	-	-	-	-	\$88,000	\$88,000
FY '16	\$0	-	-	-	-	-	-	-	\$119,830	\$119,830
FY '17	\$583,617	\$66,077	\$18,249	\$0	\$48,360	\$379,326	\$512,012	\$71,605	\$119,861	\$48,256
FY '18	\$581,744	\$64,975	\$17,945	\$0	\$48,360	\$379,326	\$510,607	\$71,137	\$119,893	\$48,756
FY '19	\$581,745	\$63,874	\$17,641	\$0	\$48,360	\$379,326	\$509,201	\$72,543	\$119,927	\$47,384
FY '20	\$581,744	\$62,773	\$17,337	\$0	\$48,360	\$379,326	\$507,796	\$73,948	\$119,962	\$46,014
FY '21	\$581,744	\$61,672	\$17,033	\$0	\$48,360	\$379,326	\$506,391	\$75,354	\$119,997	\$44,644
FY '22	\$581,744	\$60,570	\$16,729	\$67,878	\$48,360	\$379,326	\$572,863	\$8,881	\$120,035	\$111,154
FY '23	\$581,744	\$59,469	\$16,424	\$135,756	\$48,360	\$379,326	\$639,336	(\$57,592)	\$120,073	\$177,665
FY '24	\$581,744	\$58,368	\$16,120	\$203,634	\$48,360	\$379,326	\$705,809	(\$124,064)	\$198,209	\$322,274
FY '25	\$783,397	\$57,266	\$15,816	\$271,513	\$48,360	\$379,326	\$772,281	\$11,115	\$198,218	\$187,103
FY '26	\$783,397	\$56,165	\$15,512	\$339,391	\$48,360	\$379,326	\$838,754	(\$55,357)	\$198,227	\$253,584
FY '27	\$783,398	\$55,064	\$15,208	\$407,269	\$48,360	\$0	\$525,901	\$257,497	\$198,236	(\$59,261)
FY '28	\$783,397	\$53,963	\$14,904	\$475,147	\$48,360	\$0	\$592,373	\$191,024	\$198,245	\$7,222
FY '29	\$783,397	\$52,861	\$14,600	\$543,025	\$48,360	\$0	\$658,846	\$124,551	\$198,255	\$73,703
FY '30	\$783,398	\$51,760	\$14,295	\$610,903	\$48,360	\$0	\$725,319	\$58,079	\$198,264	\$140,185
FY '31	\$783,397	\$50,659	\$13,991	\$678,781	\$48,360	\$0	\$791,791	(\$8,394)	\$387,519	\$395,913
FY '32	\$783,397	\$49,558	\$13,687	\$746,660	\$48,360	\$0	\$858,264	(\$74,867)	\$387,519	\$462,386
FY '33	\$783,397	\$48,456	\$13,383	\$814,538	\$48,360	\$0	\$924,737	(\$141,339)	\$387,519	\$528,858
FY '34	\$783,398	\$47,355	\$13,079	\$882,416	\$48,360	\$0	\$991,210	(\$207,812)	\$387,519	\$595,331
FY '35	\$783,397	\$46,254	\$12,775	\$950,294	\$48,360	\$0	\$1,057,682	(\$274,285)	\$387,519	\$661,804
FY '36	\$783,398	\$45,152	\$12,470	\$1,018,172	\$48,360	\$0	\$1,124,155	(\$340,757)	\$387,519	\$728,276
Totals	\$14,056,596	\$1,112,292	\$307,198				\$12,143,492	\$346,309		\$5,159,806

*Additional income from user charges and impact fees are not accounted for in this bond accounting, we have assumed that income will be set aside.

ASSESSMENT PARCEL / AREA / FRONTAGE - REVIEWED

For **Tax Map** data visit Town website to see all 2015 tax maps:

http://www.kitteryme.gov/Pages/KitteryME_Assessor/2015%20Tax%20Maps/

Deeds can be downloaded for free at the York County Registry of Deeds after creating a username/password & downloading JAVA:

<https://gov.propertyinfo.com/ME-York/>

Residents can also refer to the **Kittery GIS or the Vision Government Solutions** public site (may not be as accurate or current as in-house database):

Vision: <http://gis.vgsi.com/KitteryME/Search.aspx>

GIS: <https://eis.woodardcurran.com/kittery/>

Area data: All of the Area data has come from the Town's Vision Appraisal database. This square footage is on what property owners are taxed.

Frontage data: All frontage data has come from tax maps and deeds.

If frontage information was present on a tax map, it was used.

If, however, that data did not make visual sense compared to surrounding parcels OR was very different from original data, the deeds were checked for correct information. If the deeds were a dead end, tax map data was used.

DISCREPANCIES IN THE FINAL PLAN ARE GROUNDS FOR APPEAL

PROJECT & BETTERMENT ASSESSMENT DETAILS

Total Project Cost.....\$7,586,525

Total Betterment Assessment...\$3,793,263 (50% of Total Project Cost)

Total Number of Parcels.....158

Total Front Footage.....26,188 linear ft.

Total Area.....13,742,202 sq. ft.

Selected Betterment Assessment Per Parcel = unit cost + frontage cost + area cost

Unit = (50%) \$1,896,631.25 / Number of Parcels = \$12,004.00 /Parcel

Frontage = (25%) \$948,315.63 X Parcel Total Frontage = \$36.21 /l. ft.

Area = (25%) \$948,315.63 X Parcel Total Area = \$0.07 /sq. ft.

COUNCIL DISCUSSION CONSIDERATIONS

1. Is any of Betterment Assessment Scenario 2, 3, or 4 more “fair and equitable” than the selected Scenario 1, and should it be changed?
2. Is there some other formula basis that achieves a more “fair and equitable” result?
3. Should Council consider:
 - a. a reduction of the 50% of project cost allocated to betterment assessments?
 - b. a revision to Title 13 §13.2.2 Sewer Impact Fee Fund, to allow use of collected impact fees for this debt?
 - c. a revision to Title 13 §13.1.4.4 to allow a longer payment plan period? (and would that be legal?)?
 - d. authorizing a delay in the Title 13 §13.1.1.11 90-day mandate to connect (i.e. deferment of betterments for those with relatively new septic systems)?
 - e. deferment of betterments for low income elderly?
4. Should Council:
 - a. obligate Tax Increment Finance (TIF) District 3 – Business Park Funds - to offset the property assessment total?
 - b. consider use of Capital Improvement Program (CIP) funds (available & future) to offset the property assessment total?

THE NEXT STEPS

Town Code Title 13 §13.1.4.3.4 Record of Location of Sewer Line— Notification of Owner.

A. The municipal officers shall file with the clerk of the Town the location of the sewer line and sewage disposal units and appurtenances, with a profile description of the same and a statement of the amount assessed upon each lot or parcel of land so assessed and the name of the owner of the lots or parcels of land or person against whom the assessment is made.

UPON TOWN MANAGER PRESENTATION OF THE ASSESSMENT PLAN TO COUNCIL

PUBLIC HEARING TO BE SCHEDULED & HELD

APPEALS MUST BE FILED WITHIN 10 DAYS

STATE & FEDERAL ASSISTANCE GRANT PROGRAMS

- **Maine Housing Home Repair Program.** This program has a Home Repair grant, Elderly Hardship grant program and a Septic Repair/Replacement loan program.

<http://www.mainehousing.org/programs-services/HomImprovement>

- **USDA, Rural Development, Single Family Housing Repair Loans & Grants, Section 504 of the Home Repair program.** This program provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.

<http://www.rd.usda.gov/programs-services/single-family-housing-repair-loans-grants>

Contact for this program is: John R. Darling

Area Specialist, Single Family Housing

Telephone: [\(207\) 883-0159 ext. 4](tel:(207)883-0159) then press 4 when menu starts

john.darling@me.usda.gov

- **USDA, Rural Development, Water & Waste Disposal Loan & Grant.** This program assists towns and districts with loan or loan & grant funding for wastewater infrastructure.

<http://www.rd.usda.gov/programs-services/water-waste-disposal-loan-grant-program>

Contact: Mike Jenkins

883-0159, ext. 4

Michael.Jenkins@me.usda.gov

- **Department of Economic and Community Development Block Grants (CDBG).** This program provides grants to towns for sewer system installation/improvements, including sewer system hookups for low and moderate income households.

Contact: Terry Ann Holden

624-9814

Terryann.Holden@maine.gov

- **DEP, Overboard Discharge Removal Program.** This program provides grants to individuals for the removal of OBD systems. Elimination of the OBD by connection to a municipal system could be an eligible expense. As we mentioned, there are very limited funds for this program. OBD owners should submit a grant application as soon as possible.

Contact: Tim MacMillan

287-7765

Tim.a.macmillan@maine.gov