

**CURTIS POND DAM
PUBLIC HEARING
MONDAY, NOVEMBER 6, 2006
7:00 PM at GOSPEL HOLLOW TOWN HALL**

Fact Sheet

In October 2003, an ad hoc Curtis Pond Dam Group brought their concerns and a proposed solution regarding the condition of the Curtis Pond Dam to the Calais Selectboard. In April 2004, the Selectboard appointed a Task Force to investigate the status of all dams in Calais and to work with consultants on strategies for the possible replacement or repair of the Curtis Pond Dam. While the dam provides shore front property owners with an asset that other town residents cannot share, the pond does provide fishing, boating and water sports in the summer and ice fishing and skating in the winter. In fact, all the ponds serve as an aesthetic and recreational component to the town.

Current condition of the Dam: The dam was built about 100 years ago and has survived several floods including the Great Flood of 1927. It is thought that the obvious cant (tilt) to the face of the dam occurred then. The State Dam Safety program tracks the dam condition with regular inspections. The dam condition continues to be rated as "Poor", the lowest possible rating with concerns as to the dam's long-term stability.

Curtis Pond Dam Ownership: In 2003, the Agency of Natural Resources searched the Calais Land Records to determine ownership and found that Jeff Fothergill and Candace Beardsley owned the dam. Jeff and Candace consulted an attorney who advised them that they could disclaim or un-own the dam, which they did in writing through their attorney. Moving forward to unravel the problem and look for a solution to the Curtis Pond Dam issue, the Selectboard revisited the ownership question with attorney Paul Gillies. Mr. Gillies believes the law clearly shows that Jeff and Candace cannot disclaim the dam and therefore remain the owners with some legal obligation to it.

Curtis Pond Dam Repair Options: The actual extent of the problem with the dam and its likelihood of imminent failure can only be surmised. Engineering studies have not determined the actual problem with the dam but do indicate that there is a slow leak with gradual erosion of the dam. Because of state dam regulations there really is no way to do a simple repair of the dam

Curtis Pond Dam Replacement Options: *Dubois and King Concrete Rebuild Option:* Recommends a new concrete dam be built just behind the present dam with the present dam being maintained as a façade. Eighteen months ago the estimated cost was \$228,044. Since that time the costs of concrete and steel have increased substantially.

Morris Root Rebuild Option: Recommends that the original dam be taken down and rebuilt. Eighteen months ago the rough cost estimate of this option was \$175,588. All the materials for this option are on hand or are nearby and the cost should not have increased substantially because it does not require extensive use of concrete and steel. Morris Root has been retained by the town to further refine the plans and estimates for a stone re-build option -- results are expected in January.

Task Force Suggested Funding Options:

1. Debt service and maintenance borne by the whole Town
2. Debt service and maintenance borne by a special tax district encompassing the shoreline property owners only (assessed by prorating according to property value or according to shoreline frontage)
3. Debt service and maintenance borne by a special tax district encompassing shoreline owners plus a second special assessment tier - possibly a Maple Corner "village district" (boundary not yet determined)
4. Debt service and maintenance borne by a combination of a special tax district encompassing the shoreline frontage owners and the Town at large. The Task Force recommended an allocation of Shoreline owners paying 80% of the cost and Town wide paying 20% of the cost, but not less than 50% Shoreline owners and 50% Town wide. (SEE CHART for one example)

The Calais Dams Task Force Report was presented to and accepted by the Selectboard in February 2005 and is available at www.calaisvermont.gov or may be read at the Town Office.

**TO BE VOTED BY AUSTRALIAN BALLOT AT THE GENERAL ELECTION
TUESDAY, NOVEMBER 7, 2006 FROM 10:00 AM TO 7:00 PM**

ESTIMATE OF TAX CONSEQUENCES FOR A \$250,000 BOND

Based on a past Grand List

Amount to be Bonded (20 years@ 4.5%)	\$250,000.00
Annual Debt Service (4.5%).....	\$19,600.00
Annual Insurance & Ancillary Costs....	\$2,300.00
TOTAL ANNUAL COST (20 YEARS)..	\$21,900.00

Town Property is ~1.0% of total appraised value of shoreline properties.
Town Property is ~7.4% of shoreline frontage.

RANGES RECOMMENDED BY TASK FORCE - JAN 2005

Shoreline/Town - Cost Share % ->>	100%-0%	90%-10%	80%-20%	70%-30%	60%-40%	50%-50%	0%-100%
	AMOUNT Shoreline To Raise	\$21,900.00	\$19,710.00	\$17,520.00	\$15,330.00	\$13,140.00	\$10,950.00
3 options for shoreline properties	1. Tax on \$100,000 appraised value	\$369.30	\$332.37	\$295.44	\$258.51	\$221.58	\$184.65
	2. Tax per 100 feet shoreline frontage	\$152.19	\$136.97	\$121.75	\$106.53	\$91.31	\$76.09
	3. Flat Tax Per Parcel	\$421.15	\$379.04	\$336.92	\$294.81	\$252.69	\$210.58
AMOUNT Town to Raise		\$2,190.00	\$4,380.00	\$6,570.00	\$8,760.00	\$10,950.00	\$21,900.00
Tax Rate / \$100,000 appraised value		\$2.31	\$4.61	\$6.92	\$9.22	\$11.53	\$23.05

1. Apply this rate to appraised value -> Some parcels have improvements (buildings), some don't, and some have property far removed from the pond.
2. Based on actual shoreline frontage -> Total frontage assumed to be 3 miles (15,840') per Curtis Pond Water Quality Report
3. Divide total by 52 -> Every parcel pays same.
Total 55 parcels; 52 privately owned, 1 state owned, 2 town owned

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Curtis Pond Dam Info
Town of Calais
3120 Pekin Brook Road
East Calais, VT 05650