

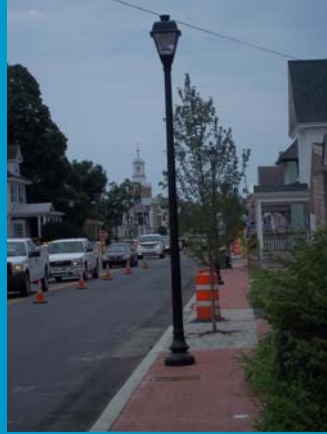
Major Projects

South Bedford Street Pump Station



- Built 1983
- No Overhaul/Upgrades
- February 2010 Referendum
- Authorized: \$490,000
- Actual: \$309,378

East Market Street Improvement



- T E Program
- Stamped Concrete
- Street Lighting
- Trees
- Project Cost: \$610,334
- Town Share: \$42,637
 - Municipal Street Aid

Roadways

Pavement Rehabilitation

- B Alley
- East Alley
- Nancy Street
- Walter Street

Sidewalks

- West Pine Street

Community Transportation Funds



Growth & Development

Residential

Georgetown Point



- Habitat for Humanity
- Single Family Homes
 - Total 22 homes
- Under Construction
 - Currently 1 home
- Ground Breaking
 - Planned for 2 additional

Residential



Harrison Senior

Living Expansion

- 15,640 SF Addition
- 30 Additional Beds

Commercial



United Brotherhood of Carpenters and Joiners

- 30,197 SF Training Facility
- Completion Early 2012
- Employment
 - Faculty
 - Clerical
 - Janitorial
 - Grounds Maintenance

Commercial

- La Red Health Center
 - 24,740 SF
 - Phase I – 14,988 SF
 - Phase II – 9,752 SF
 - Relocation
 - Expansion of Services



Economic Realities

New Construction Permits

- Single Family
 - 2005 – 34
 - 2006 – 32 (-6%)
 - 2007 – 11 (-66%)
 - 2008 – 7 (-36%)
 - 2009 – 3 (-57%)
 - 2010 – 2

-33%



New Construction Permits

- Multi-Family (# units)
 - 2005 – 46
 - 2006 – 39 (-15%)
 - 2007 – 15 (-62%)
 - 2008 – 26 (+73%)
 - 2009 – 24 (-8%)
 - 2010 – 0

-100%



New Construction Permits

- Commercial
 - 2005 – 8
 - 2006 – 6 (-25%)
 - 2007 – 4 (-33%)
 - 2008 – 6 (+50%)
 - 2009 – 2 (-67%)
 - 2010 – 5

+150%



Direct Impact





- ### Challenges
- Housing Market
 - Slow Down Continues
 - Housing Price Reductions
 - Development
 - Residential
 - Commercial
 - Unemployment
 - Higher Vacancies = Less Water Consumption
 - Increase Delinquencies
 - Budget

Actions

- Refinance of Existing Debt
 - Lower Interest Rates
- Staff Reductions
 - Since FY 2008 – 12 Positions
- Sewer Rate Increase
 - Necessary to Service Existing Debt
- Property Tax Increase
 - Only Option Available
- Focus on Providing the *Best* Level of Service at the *Most Reasonable* Cost

Economic Development Incentive

- Impact Fees
 - 25% at Building Permit
 - 75% at Certificate of Occupancy
- Fee Suspension
 - Emergency Services
 - GREAT Fund
- Tax Increase Phase In – 5 Years
- Expedited Plan Review

Moving into 2012

- New Well and Treatment
 - Replaces SCI Well
- Inflow and Infiltration
 - Identification and Correction
- Service Line Replacements
- Additional Elevated Storage
- King Street Treatment Plant Improvements

Thanks to...

- Residents & Businesses
- Mayor & Town Council
- Town Operating Departments
 - Administration
 - Planning
 - Police
 - Public Works
 - Wastewater

