



# Town of Georgetown 2011 Review

Greater Georgetown  
Chamber of Commerce  
June 27, 2012



*“I walk slowly, but I never  
walk backward.”*

*~ Abraham Lincoln*

## Major Projects

### Service Line Replacement



- Frequent Water Leaks
  - 2009 – 41
  - 2010 – 35
  - 2011 – 37
- Goal is 500 Replacements
- Town Wide Project

## Service Line Replacement

- Funding:
  - Authorized: \$2,199,410
  - Rate: 0%
  - Forgiveness: 100%
  - Source: DWSRF
- Status:
  - Contract Awarded to Teal Construction
  - Start Date is July 9, 2012
  - Anticipated Completion March 2013

## South Railroad Avenue Well

- Construction of Two (2) New Drinking Water Wells and Treatment Facility
- Abandonment of the Existing SCI Well and Treatment Facility



## South Railroad Avenue Well

- Funding:
  - Authorized: \$1,595,590
  - Rate: 0%
  - Forgiveness: 100%
  - Source: DWSRF
- Status:
  - Awaiting Analytical Results from Test Wells
  - Design Complete and Bid Advertised – 3 Qtr 2012
  - Construction
    - Start – 4<sup>th</sup> Qtr 2012
    - Complete – 2<sup>nd</sup> Qtr 2013

## Inflow & Infiltration



- Storm Water Runoff & Ground Water entering the Sewer System
- Additional Flow has the Potential to Overwhelm our System
- Impact:
  - 1,450,000 GPD (Dec 2009)
  - 1,300,000 GPD (Permit)
  - 780,000 GPD (Current)

## Inflow & Infiltration

- Funding: \$1,705,000
  - Project: \$1,280,000
    - Grant: \$839,000 (65.5%)
    - Loan: \$441,000 (34.5%)
  - Refinance: \$425,000
    - From 4.5% to 2.375%
  - Source: USDA
- Status:
  - Study Underway (high-pressure jetting & video inspection)
  - Inspection Completed – 4<sup>th</sup> Qtr 2012
  - Design and Construction of Repairs

## King Street Water Plant Upgrades

- Compliance with Revised Drinking Water Regulations
- Upgrades
  - Replacement Air Stripping Towers
  - Entire Facility Upgrade
    - Wells, Pumps & Electrical
  - Continuous Monitoring & Integrated System Controls
    - All Water Facilities



## King Street Water Plant Upgrades

- Funding:
  - Authorized: \$3,300,000
  - Rate: 0%
  - Forgiveness: 100%
  - Source: DWSRF
- Status:
  - Design Complete and Bid Advertised – 3 Qtr 2013
  - Construction
    - Start – 4<sup>th</sup> Qtr 2013
    - Complete – 4<sup>th</sup> Qtr 2014

Growth & Development

## Residential



Georgetown Point – Habitat for Humanity

- Single Family Homes – 22 Total
- Homes Sold – 6
- Under Construction – 2
- Planned – 5 (July 1, 2012 to June 30, 2013)

## Residential

County Seat Apartments

- Two Buildings Complete
  - 1 & 2 Bedroom Units
  - 24 Units per Building
- Third Building Under Construction
- 100% Occupancy



## Residential



### Village of Cinderberry

- 33 Lots Total
- 4 Homes Available
- 1 Under Construction



## Commercial



### United Brotherhood of Carpenters and Joiners

- 30,197 SF Training Facility
- Awaiting Certificate of Occupancy (DeIDOT)
- Classes Start – Early July 2012
- Ribbon Cutting – August 2012



## Commercial

### La Red Health Center

- Opened April 2, 2012
- 24,740 SF Facility
- 55 Employees
- 1,500 – 2,000 new patients (projected in first 12 months)
- Expansion of Offerings
  - Pediatric through Senior Services
  - Screening Services
  - Small Business
  - Educational Classes
  - Oral Health



## Commercial

- Royal Farms
  - 5,125 SF Store
  - 5,280 SF Fuel Canopy
  - 1,802 SF Car Wash
- 40 Employees



## Commercial

- Advance Auto Parts
  - 8,925 SF Store
- 3 to 6 Employees



## Economic Realities

## New Construction Permits

- Single Family
  - 2005 – 34
  - 2006 – 32 (-6%)
  - 2007 – 11 (-66%)
  - 2008 – 7 (-36%)
  - 2009 – 3 (-57%)
  - 2010 – 2 (-33%)
  - 2011 – 6



## New Construction Permits

- Multi-Family (# units)
  - 2005 – 46
  - 2006 – 39 (-15%)
  - 2007 – 15 (-62%)
  - 2008 – 26 (+73%)
  - 2009 – 24 (-8%)
  - 2010 – 0 (-100%)
  - 2011 – 2



## New Construction Permits

- Commercial
  - 2005 – 8
  - 2006 – 6 (-25%)
  - 2007 – 4 (-33%)
  - 2008 – 6 (+50%)
  - 2009 – 2 (-67%)
  - 2010 – 5 (+150%)
  - 2011 – 5

No Change

Direct Impact





- ### Challenges
- Housing Market
    - Slow Down Continues
      - Lower Median Home Sales Price
      - Greater Days on Market
    - Increase in Units Sold
  - Development
    - Residential – Repair & Remodel
    - Commercial – Steady
  - Budget



## Actions

- Reductions
  - Staff
    - Since FY 2008 – 12 Positions
    - Layoffs in FY 2012; Rehiring FY 2013
  - Service
    - Yard Waste Collection
- Rate Changes
  - Water (May 1, 2008)
  - Sewer (May 1, 2011)
  - Property Tax (May 1, 2011)
- Focus on Providing the Best Level of Service at the Most Reasonable Cost



## Actions

- General Obligation Bonds, Series of 2011
  - Refinanced:
    - CapMark Loan of 1984 (Sewer)
    - Bonds, Series of 2003 (Water & Sewer)
    - WSFS Loan of 2009 (37 The Circle)
- Prior Debt Service                      \$8,781,913
- New Debt Service                         \$8,315,870
- Savings (over 12 years)                 \$466,043
  - Bulk of Savings FY 2013 – FY 2017

## Economic Development Incentive

- Impact Fees
  - 25% at Building Permit
  - 75% at Certificate of Occupancy
- Fee Suspension
  - Emergency Services
  - G.R.E.A.T. Fund
- Tax Increase Phase In – 5 Years
- Expedited Plan Review

## Moving into 2013

- Water
  - Additional Elevated Storage
- Facilities
  - Town Hall Repairs
- Community
  - Blueprint Communities Action Plan
  - Website Redesign – Notification Features



*Thanks to...*

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