

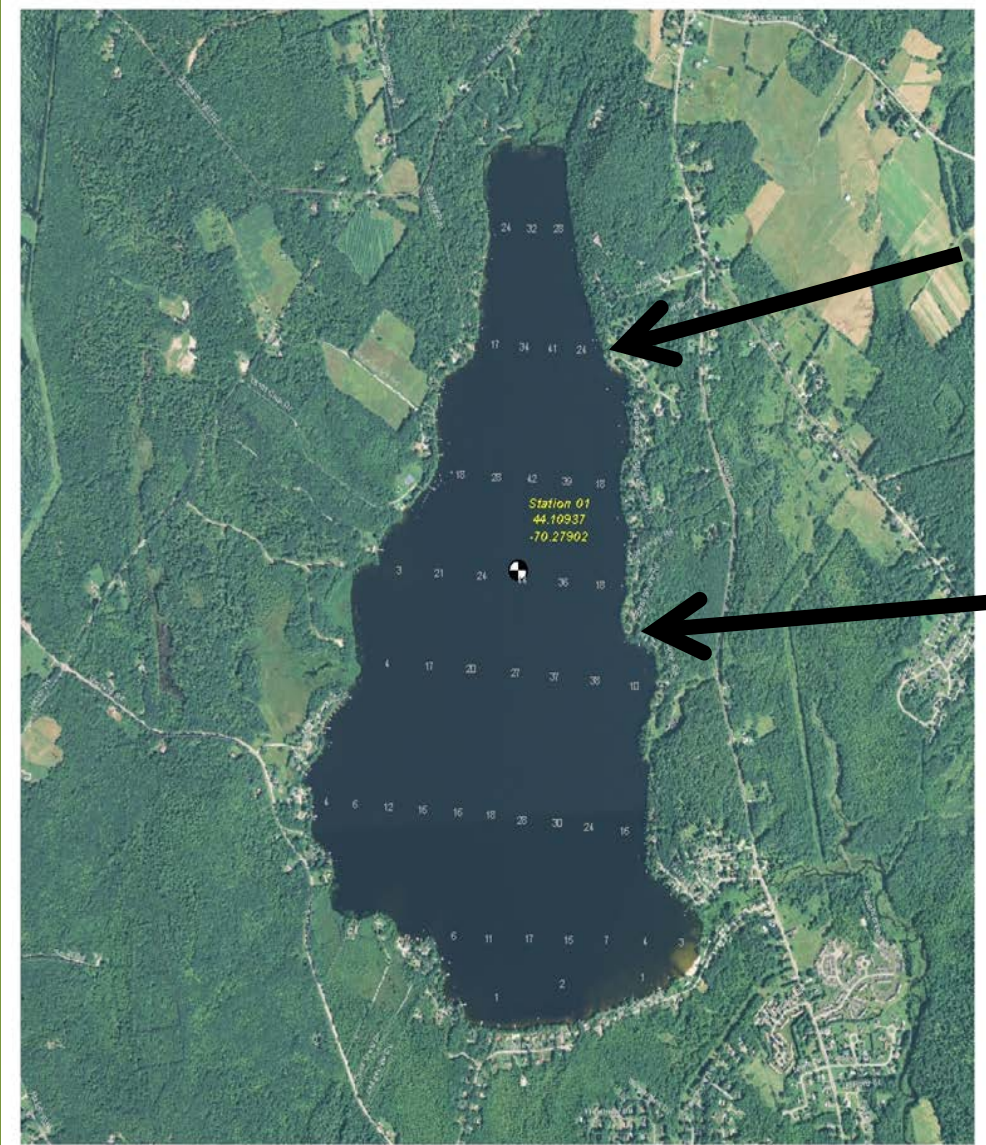
Taylor Pond Seasonal Water Project

Joan Macri and Jim Pross

Presentation to City Council Workshop
Monday, April 3, 2017

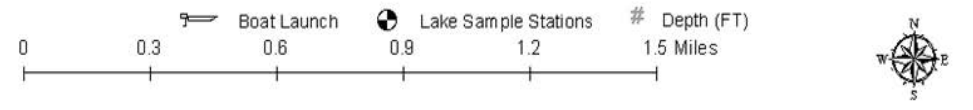
Providing Year Round Water Service and Fire Safety to 70 Properties in Auburn

- Six Roads
 - East Shore Road
 - Shore Path Road
 - Waterview Drive
 - Taywood Road
 - Simpson Beach Road
 - Willard Road
 - Wyman Road



Taylor Pond MIDAS # 3750

Auburn, Androscoggin Co. - Delorme Page 11 - 653 acres

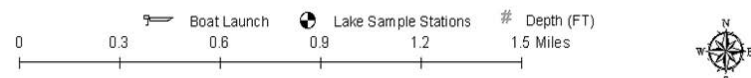


Taylor Pond



Taylor Pond MIDAS # 3750

Auburn, Androscoggin Co. - Delorme Page 11 - 653 acres



- 653 square acres
- 5.5 miles of water front
- No invasive species
- 228 homes on the water
 - 148 year round
 - 68 seasonal
 - Average purchase price*
 - \$332, 000 year round home
 - \$170,000 seasonal

*2014 Taylor Pond Association Newsletter; Barbara Mitchell

History

- .Covered by oceans 12-14,000 years ago**
- .Settled by native people**
- .Deeded to Thomas Taylor 1798**
- .Farmed during 19th century**
- .Seasonal cottages developed starting in 1900**
- .Seasonal water brought in 1960's**
- .Sewerage introduced in 1980's**
- .Construction of /conversion to year round homes began**



The Skelton-Bearor Cottage circa 1920

Ground Water and Bedrock Wells



Source: Maine State Database of Wells

Lack of Potable Wells

“The surficial geologic map of the Minot quadrangle shows Taylor Pond is surrounded by marine clay and marine nearshore deposits, and is just below the Upper Marine Limit as defined from the Surficial Geologic Map of Maine.”

“If you have a salty bedrock well on your property, then it is possible that it has intersected one of the isolated fractures that contains relict seawater. It is likely if you choose to drill again close to a salty well, you will hit the same fracture.”

Ryan Gordon, PhD

Hydrogeologist

Maine Geological Survey

Ryan.gordon@maine.gov

Seasonal Water

- The Neighborhood highlighted in this map is the last remaining area that has seasonal water service.
- The seasonal water is turned on May 15th and turned off October 15.
- Homeowners who want to stay year round have limited options
 - Draw from the pond-UNFILTERED*
 - Draw from the pond-FILTRATION System (\$20,000)
 - Draw from a well if you have one
 - Carry in spring water for drinking purposes

*Pond water will test positive for e-coli



Light Blue:
Seasonal Water

Dark Blue: Year Round Water

Light Red: Seasonal Homes
Dark Red: Year Round Homes

How this Project Started—Heart and Head

Problem: Water in the Winter is an Issue for All

- Trouble getting a mortgage, water testing, maintenance of system, lugging gallons of spring water**
- No Neighbors in the Winter**
- Only ONE Fire Hydrant (for over a mile of residential development)**

.Action: Contacted the Water Department

.Surveyed interest on a scale of 1-10

.Surveyed 22 residents (Waterview, Shore Path, Taywood, and Willard)

Tremendous Support

- Overwhelming support with over half choosing a 10. All seasonal owners who were contacted chose 10.

“The lack of year round water is a deterrent to insulating or heating our home... which we would love to do, if we retire to Auburn.”
Rebecca Upton, Waterview Drive

“It breaks my heart to have it so close and know that I have to be ready to move out by October 15th.”

-Peg Bauer, Shore Path

Many would gladly convert to year round but cannot without year round water. Increased taxes not an issue for most all.



Missed Opportunities

Why aren't seasonal homes converted to year round?

Why are vacant cottages/fire hazards sitting on such valuable real estate?

Why isn't the City adding to its tax base?

The White's Cottage at 64 Waterview Drive

- **Purchased in 2014 for \$195,000. (City assessment was \$181,500)**
- **Tore down existing cottage and built new structure.**
- **Hyper-insulated, certified green home. With addition of baseboard heaters, could be used year round.**
- **BUT NO WATER**
- **Assessed as "seasonal" at \$195,000**



The Economics

- .Taylor Pond is a desirable location.**
- .Increasing valuation of properties in this waterfront neighborhood benefits the entire City.**
- .No other developable waterfront property in the City of Auburn**
- .Maximize taxable value with numerous homeowners ready to convert and invest.**
- .Bond could potentially be paid off during life of bond. Even if not paid-off, benefit to City is in perpetuity.**
- .We have made similar investments for infrastructure at AEC, but tax benefits are TIF account restricted, this would be general fund property tax revenue**





Old cottages on valuable real estate



FIRE Danger



- *One Fire Hydrant
- *70 homes on 6 roads
- *Densely settled
- *Wooded
- *Iced over all winter



Inequities for Residents

- Lack of opportunity for use of property and improvements
- Non-metered billing for water and sewer
- Increased cost of homeowner's insurance due to lack of fire hydrants
- Expensive work around systems: Reverse osmosis system maintenance, water safety monitoring, pumping

•Scope of the Proposed Project:

- 5,250' = Total footage of waterline to be buried
- \$1,050,000 = Estimate obtained by Water District for the job
 - Includes Engineering
 - Ledge Profiling and Removal
 - Installation of 8" Bionax main
 - Hydrants system valves
- Per City Staff it would seem appropriate to add a buffer
- Total Request for Bonding is anticipated to be \$1.25 million, representing 7% of the CIP Budget, as proposed
- Residents would have to pay for water meter (\$500 deposit) and service line, if they don't have one and want to connect

Current Water Front Tax Assessments Example

1 Shore Path \$317,800 (year round) well

9 Shore Path \$296,700 (year round) well

15 Shore Path \$173,700 (seasonal)

21 Shore Path \$135,00 (seasonal)

25 Shore Path \$203,700 (seasonal)

29 Shore Path \$156,400 (seasonal)

33 Shore Path \$183,100 (seasonal)

37 Shore Path \$294,400 (year round) well



\$91,168 difference between the highest assessed **seasonal** and the lowest assessed **year round**.

\$182,200 difference between the lowest priced **seasonal** and the highest priced **year round**.