

## Questions and Answers/Special Town Council Meeting – April 2/17

### **Re: Local Improvement Poplar Drive**

- 1) **Q: Why did the town pay for the curbing West of Second on Poplar but everyone else has to pay for curbing now?**      **A:** There are no storm sewers in that section of poplar. The curb and gutter installed there diverts the water to the new storm sewers. The storm sewers on the rest of poplar were paid for by the municipality.
- 2) **Q: Why did council decide to go with frontage and flankage? Did council review other methods?**      **A:** All options were reviewed by council. The final decision was based on our engineer's input/experience/recommendation.
- 3) **Q: How did the town come up with the per meter amount for each project area?**      **A:** This calculation is based on standard engineering practises.
- 4) **Q: On Poplar between Second and Maple, pavement was already there but some of it was dug up when storm sewers were installed. Why do residents need to pay for it again?**      **A:** The pavement in that section originated in 1995. That is 22 years ago, and well past it's life expectancy. Sections of it could conceivably be kept but with newer technology for road building, it will be more economical maintenance wise to redo the whole road.
- 5) **Q: Will residents in the local improvement area have to pay for required repairs to the pavement going forward?**      **A:** The town is responsible for ongoing maintenance of this pavement.
- 6) **Q: Has the town considered town wide taxes for this project?**      **A:** Yes, it was thoroughly reviewed and discussed but is not an acceptable solution as a precedent has already been set in our town where residents have paid for the pavement on their streets.
- 7) **Q: Do we need to worry about heavy trucks travelling over our new pavement when housing flourishes on the vacant lots?**      **A:** No, a separate approach will be utilized directly from the highway.
- 8) **Q: The catch basin is geared towards pavement. What will the town do if pavement is petitioned out?**      **A:** We have learned from the bad experience last year what to expect at the catch basin and maintenance practises are now in place to avoid further problems in that regard.

**As your elected town council, we advise you of the following:**

- 1) If the petition is successful, the local improvement project must be put on hold for a minimum of one year.**
- 2) Construction costs historically increase year over year, so the likelihood of a much greater cost in the future is a definite possibility. Also note that construction is slow this year so we will have the opportunity to negotiate lower prices than in the future. Any savings will be passed onto those involved.**
- 3) There were several questions about financing so we are including the following examples:**

**Example One** – obtaining a bank loan to pay for your improvements: \$15,000.00 at 7% (estimated) over 7 years requires a monthly payment of \$226.39.

**Example Two** – adding the annual amount to your existing mortgage by increasing the tax portion of your mortgage payment (note that in the majority of cases, a mortgage does not need to be rewritten to adjust the tax portion of your payment). \$15,000.00 divided by 7 years (84 months) will add approximately \$180.00 per month to the tax portion of your mortgage payment. Note: if you do not presently include taxes in your mortgage payment, you may wish to discuss this with your banker. It is a very convenient option.

**Example Three** – adding the amount to your town taxes. (note that this is not a loan, just a temporary increase to your tax bill.) The maximum time to carry this is 7 years, so for \$15,000.00 your tax bill will increase approximately \$2,150.00 per year plus 7% interest = \$150.50. Making the total per year approximately \$2,300.50 extra for 7 years.

**And finally, just for your info: If you have already signed the petition, you can have your name removed at anytime up until noon on April 7, 2017.**

**Thank You. We sincerely hope this answers your questions/concerns.**

**Yours Truly,**

**Your Elected Mayor and Town Councillors**