

# PROPOSED REFERENDUM INFORMATION

POLICE DEPARTMENT &  
PUBLIC WORKS FACILITY

PUBLIC HEARING

OCTOBER 14, 2024



TOWN OF  
GEORGETOWN

# TOPICS

- **Project Overview**
- **Summary of FAQ's**
- **Cost Estimate**
- **Impact on Taxpayers**
- **Referendum**
- **Questions & Answers**

# PROJECT OVERVIEW

- ✓ 2.66 Acres – University Drive and Seashore Highway
- ✓ 12,067 SF Police Department w/ Sallyport
- ✓ 14,990 SF Public Works Facility w/ 5,100 SF Mezzanine
- ✓ Two critical facilities – one central location



# FREQUENTLY ASKED QUESTIONS

- **Why the rush?**
  - **Discussions about site and facilities began in May 2023**
    - **May 22, 2023 - Executive Session**
    - **January 8, 2024 - Executive Session**
    - **January 8, 2024 - Regular Meeting**
    - **April 22, 2024 - Executive Session**
  - **Council determined at each meeting to move forward**

# FREQUENTLY ASKED QUESTIONS

- **Has the land been purchased?**
  - The land has not been purchased
  - There is no contract to purchase the land currently
  - The land acquisition will only take place if the referendum is approved

# FREQUENTLY ASKED QUESTIONS

- **What is the value of the land?**
  - Town appraisal by an independent third-party appraiser was requested
  - Town appraised value \$1,130,000
- **Payment will not be made from the borrowed funds. No cash will be spent from other Town funds on the land. Rather, Town will propose in-kind payment via exchange of fees to the property owner.**

# FREQUENTLY ASKED QUESTIONS

- **What costs has the Town incurred to date?**
  - **Appraisal - \$1,600**
  - **Initial Feasibility Study - \$70,000**
  - **Not yet billed:**
    - **Bond Counsel**
    - **Financial Advisor**
    - **Underwriting**
    - **Payment for these items will be covered by the borrowed funds**

# FREQUENTLY ASKED QUESTIONS

- **What are the advantages of this location?**
  - Close to growth areas for the Town
  - Availability of land
  - Access to infrastructure
  - Access to all parts of Town
  - Safety and Security of employees
  - Proximity to calls for assistance/service



# PRELIMINARY BUDGET

Budget Item		Cost
<b>Hard Costs</b>		
Sitework/Landscaping/Fencing		\$ 1,775,300
Police Station/Public Works		\$ 10,402,042
Contingency/Escalation		\$ 1,609,597
<b>Subtotal Hard Costs</b>		<b>\$ 13,786,939</b>
<b>Soft Costs</b>		
Design Fees		\$ 500,000
FF&E Public Works Allowance		\$ 300,000
FF&E Police Allowance		\$ 450,000
Testing & Inspection		\$ 30,000
Soil Borings		\$ 15,000
Misc. Soft Costs		\$ 50,000
Owners Contingency		\$ 1,150,000
Development Fee		\$ 600,000
<b>Subtotal Soft Costs</b>		<b>\$ 3,095,000</b>
<b>Total Estimated Project Cost</b>		<b>\$ 16,881,939</b>

# POTENTIAL IMPACT ON RESIDENTS

- Tax Increase of \$.84 per \$100 assessed
- Sewer Debt Service Fee, \$7.49 per 30,000 gallons used (per Qtr.)
- Water Debt Service Fee, \$9.11 per 30,000 gallons used (per Qtr.)
- Realty Transfer Tax & Water and Sewer Reserve Funds

	Assessed Value	Annual Tax Increase	Annual Sewer Debt Service Fee	Annual Water Debt Service Fee	Total Annual Cost	Total Monthly Cost
Average	\$ 15,389	\$ 129.27	\$ 29.96	\$ 36.44	\$ 195.67	\$ 16.31
Lowest	\$ 800	\$ 6.72	\$ 29.96	\$ 36.44	\$ 73.12	\$ 6.09
Highest	\$ 80,800	\$ 678.72	\$ 29.96	\$ 36.44	\$ 745.12	\$ 62.09
Ward 1	\$ 9,500	\$ 79.80	\$ 29.96	\$ 36.44	\$ 146.20	\$ 12.18
Ward 2	\$ 17,800	\$ 149.52	\$ 29.96	\$ 36.44	\$ 215.92	\$ 17.99
Ward 3	\$ 12,100	\$ 101.64	\$ 29.96	\$ 36.44	\$ 168.04	\$ 14.00
Ward 4	\$ 27,550	\$ 231.42	\$ 29.96	\$ 36.44	\$ 297.82	\$ 24.82

# POTENTIAL IMPACT ON RESIDENTS

- Additional \$17/month = \$204 per year

## Monthly Impact



or



or



# POTENTIAL IMPACT ON RESIDENTS

- Additional \$17/month = \$204 per year



=



*56 cents per day*

# SPECIAL ELECTION

- Monday, November 18, 2024
- Polls open 12:00 NOON to 7:00 PM
- Town Hall
  
- In person and absentee voting (as permitted by Town Code) allowed

# SAMPLE BALLOT

Authorizing the Mayor and Town Council of Georgetown to borrow an amount not to exceed \$18,000,000 for the purpose of financing the construction of a new police station and public works building within the Town, and paying the costs of issuance of the Bonds.

FOR

AGAINST

# RESOLUTION 2024-03-A

- The Resolution presented tonight is NOT a vote by Council to approve or disapprove the Project and the borrowing.
- It is a determination to send the issue to a Special Election (Referendum) for Town Residents to make that decision.

# LAST WORD



**Final Decision Is Yours**



**QUESTIONS  
&  
ANSWERS**

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