

# PROPOSED REFERENDUM INFORMATION

## POLICE DEPARTMENT & PUBLIC WORKS FACILITY

### PUBLIC HEARING

AUGUST 26, 2024



TOWN OF  
GEORGETOWN

# PROJECT TEAM

- Town of Georgetown
- Onix Group (Developer)
- Fisher Architecture (Architect)
- GGA Construction (Contractor)
- Saul Ewing LLP (Bond Council)
- Law Offices of Stephani J Ballard, LLC (Town Solicitor)
- PFM Financial Advisors LLC (Financial Advisor)
- Stifel, Nicolaus & Company, Inc. (Underwriter)

# TOPICS

- **Current Facilities**
- **Project**
  - Location, Site Plan, Schematics, Design
- **Project Funding**
  - Power to Borrow, Estimated Cost and Resources, Impact on Residents
- **Referendum**
  - Special Election, Sample Ballot, Informational Sessions
- **Questions & Answers**

# POLICE DEPARTMENT



- Former Button Factory – c. 1955
- Acquired September 1991
- Extensive renovation late 1991 – mid-1992
- Occupancy in September 1992 – **32 years**

# POLICE DEPARTMENT

- Existing building has not kept pace with needs of police agencies today
- Officer and detainee safety is not guaranteed in current facility due to limited ability for renovations or modifications
- Examples:



RESTROOM in detention area is not secure

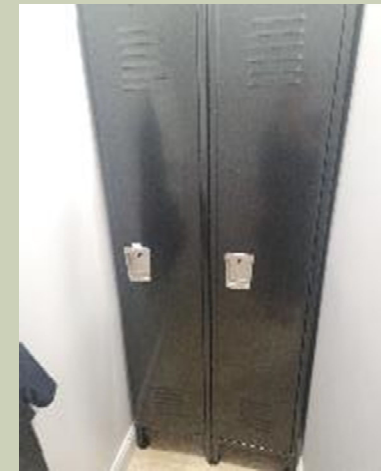


DETENTION PODS are undersized and structurally inadequate

# POLICE DEPARTMENT

- Existing building lacks space for proper storage of evidence, supplies, and personal items
- Structure has been modified over time to “best accommodate” agency needs
- Examples:

LOCKER ROOMS are in poor condition - men's locker room and women's locker room (modified closet)



# POLICE DEPARTMENT

- No privacy for victim, witness, or detainee
- Challenges with handling evidence include processing, ventilation, and storage
- Lacks appropriate staff facilities (eating area, restrooms, training, and workstations)
- No ability to grow the facility
- Lobby lacks adequate space and public restroom facilities

# PUBLIC WORKS DEPARTMENT



- Land acquired December 1956
- Existing facility designed in 1977
- Constructed 1977/1978
- Occupancy 1978 - **46 years**



# PUBLIC WORKS DEPARTMENT

- Limited office space, inadequate restroom facilities, and no privacy
- Existing building has not kept pace with needs of public works agencies
- Examples:



RESTROOM is outdated and lacks adequate ventilation



OFFICE SPACE is inefficient and limits use of technology

# PUBLIC WORKS DEPARTMENT

- Limited space for servicing equipment
- Almost all space is at capacity
- Limited ability to expand existing building
- Examples:

LAWN EQUIPMENT



MAP ROOM



STORAGE AREA



# PUBLIC WORKS DEPARTMENT

- Increased energy efficiency
- Storage for:
  - seasonal objects (holiday decorations, etc.)
  - equipment in the winter months
- Desks and computers for employee use
  - work-order system
  - other computer-based work
- Locker room: changing clothes
- Break room: eating meals

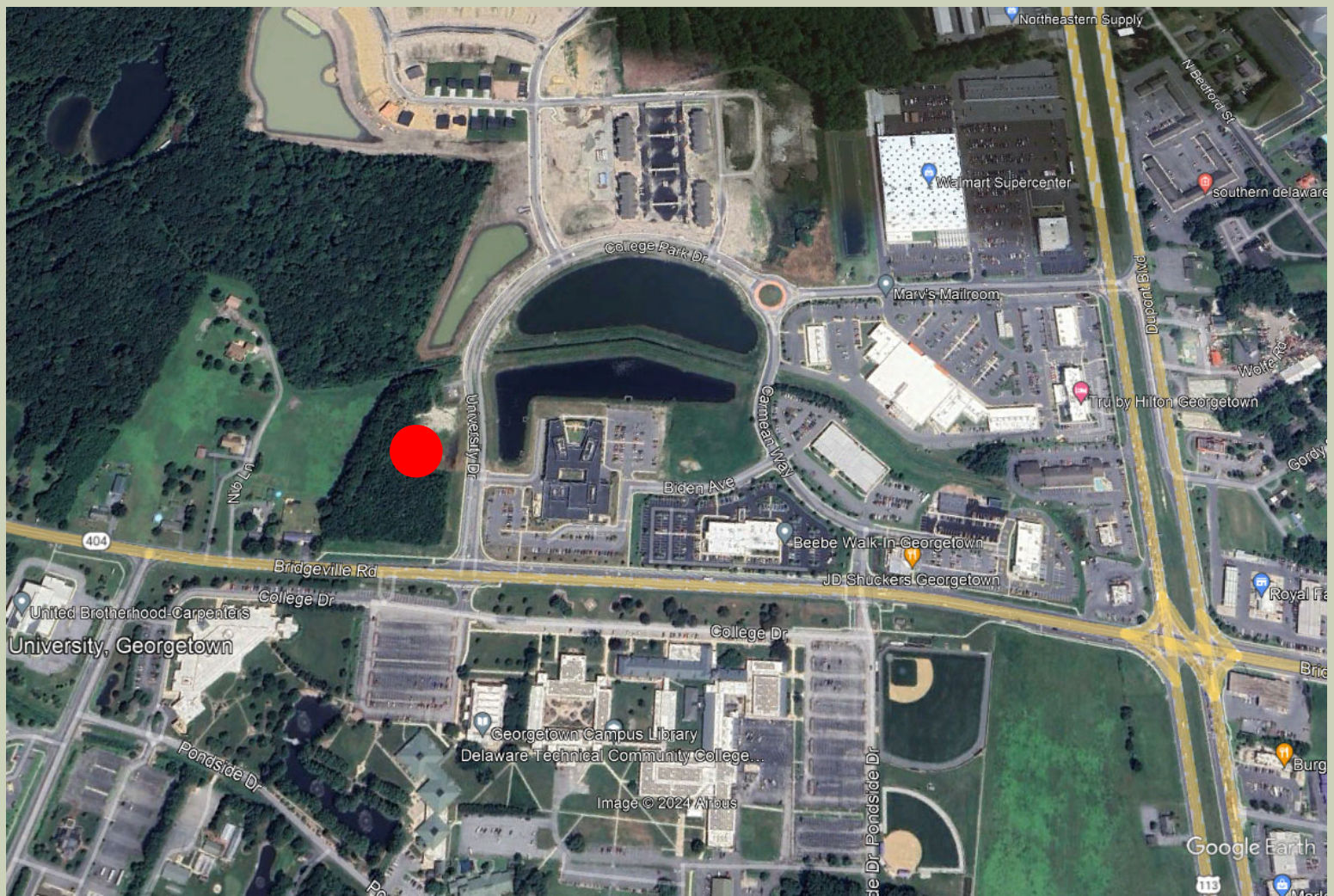
# CHANGING TOWN

- **Population increase (272.9%)**
  - 1,913 in 1950
  - 7,134 in 2020
- **Land area increase (50,100%)**
  - 0.01 sq mi - 1954
  - 5.02 sq mi - 2024
- **Police employee increase (150%)**
  - 8 in 1990 (authorized 10)
  - 19 in 2024 (authorized 25)
- **Zero increase in police and public works facilities**

# ADDRESSING CHALLENGES

- Central location for two critical services
- Built for future needs
- Improved service delivery
- Increased capabilities
- Increased public space
- Incorporates energy efficiencies

# PROPOSED LOCATION









# PUBLIC WORKS



# DESIGN RENDERING



## CHARTER SECTION 5.9

### POWER TO BORROW MONEY AND ISSUE BONDS

1. The Town Council by Resolution shall propose to the residents and property owners of the Town that the Town Council proposes to borrow a certain sum of money.
2. Notice of the time and place of the hearing on the Resolution authorizing said loan shall be printed in a newspaper having a general circulation.
3. Second Resolution shall then be passed by the Town Council ordering a Special Election to be held not less than thirty (30) days nor more than sixty (60) days after the said public hearing to borrow the said money
4. At the said Special Election, every bona fide resident of The Town of Georgetown shall have one vote and, in addition, every person, partnership or corporation owning property within the corporate limits of The Town of Georgetown shall also have one vote and the said votes may be cast either in person or by absentee ballot

# PROJECT FUNDING

<b>Maximum Borrowing Amount</b> (Not to exceed)	<b>\$18,000,000</b>
<b>Term/Maturity</b>	<b>30 Years</b>
<b>Interest Rate</b> (Estimated - to be determined)	<b>4.21%</b>
<b>Payments Per Year</b> (principle annually; interest semi-annually)	<b>2</b>
<b>Incremental Cost – Overall Budget</b>	<b>\$1,035,000</b>

Estimate based on most recent available information

**Amount borrowed will not exceed the cost of project**

# PROPERTY TAX IMPLICATION

- Every \$0.01 increase in property taxes generates \$5,525
- *If 100% funded* by Property Taxes, potential increase would amount to \$1.87/\$100 of Assessed Value

	Assessed Value	Current Taxes	Potential Taxes	Annual Cost	Monthly Cost
Average	\$ 15,389	\$ 537.08	\$ 824.85	\$ 287.77	\$ 23.98
Lowest	\$ 800	\$ 27.92	\$ 42.88	\$ 14.96	\$ 1.25
Highest	\$ 80,800	\$ 2,819.92	\$ 4,330.88	\$ 1,510.96	\$ 125.91
Ward 1	\$ 9,500	\$ 331.55	\$ 509.20	\$ 177.65	\$ 14.81
Ward 2	\$ 17,800	\$ 621.22	\$ 954.08	\$ 332.86	\$ 27.74
Ward 3	\$ 12,100	\$ 422.29	\$ 648.56	\$ 226.27	\$ 18.86
Ward 4	\$ 27,550	\$ 961.50	\$ 1,476.68	\$ 515.19	\$ 42.93

# PAYMENT REDUCTION CONSIDERATIONS

- **Tax Increase**
- **Water & Sewer Reserve Funds**
  - Use of existing monies set aside in reserve funds
- **Real Estate Transfer Tax**
  - First \$200,000 per year (Maximum)
  - Average collection is \$324,250
- **Building Fund Impact Fee**
  - New fee per Equivalent Dwelling Unit

# PAYMENT REDUCTION CONSIDERATIONS

## ■ Debt Service Fee

- Additional amount per quarter
- Per 30,000 gallons used
- Both water & sewer
- Reviewed annually – adjusted accordingly

## ■ Other Sources

- Bond Bill & Community Reinvestment Fund (General Assembly)
- Grants (as appropriate)

# REVISED IMPACT

- 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*



# FULL DISCLOSURE

- Under Town Charter 5.9. Power To Borrow Money And Issue Bonds (a)(11):

*“The faith and credit of The Town of Georgetown shall be deemed to be pledged for the due payment of the bonds and interest thereon issued pursuant to the provisions hereof when the same had been properly executed and delivered for value.”*

# SPECIAL ELECTION

- Monday, September 30, 2024
- Polls open 12:00 NOON to 7:00 PM
- Town Hall

# 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**

# STAY INFORMED

## ■ Information Sessions

- Saturday, September 7, 2024 – 10:00 AM; Town Hall
- Thursday, September 12, 2024 – 5:00 PM; Town Hall
- Tuesday, September 17, 2024 – 6:00 PM; Town Hall

## ■ Questions:

- E-mail to: [2024Referendum@georgetowndel.com](mailto:2024Referendum@georgetowndel.com)
- Questions & Answers updated each Friday

## ■ Town Website:

- News & Notices
- 2024 Referendum

# FACILITY VISITS

- **Police Department anytime during business hours**
  - Monday – Friday, 8:00 AM to 4:30 PM
  - No Appointment Necessary
  
- **Public Works Department anytime during business hours**
  - Monday – Friday, 8:00 AM to 3:00 PM
  - By Appointment

**QUESTIONS  
&  
ANSWERS**



# PROPOSED REFERENDUM INFORMATION

## POLICE DEPARTMENT & PUBLIC WORKS FACILITY

AUGUST 26, 2024



TOWN OF  
GEORGETOWN