



Welcome to this informational session to  
discuss the purchase of :

Water Source

Property for placement of a Water Treatment Facility



## Why Water?

- Health - clean and safe water for those who need it
  - 40 years of research and contemplation to deal with contamination and poor water quality
- Safety – fire protection for schools / municipal buildings / businesses / residents
- Attract light industrial / professional enterprises to lessen the 94% tax burden on residents
- Increase the water table to where it once was
- Recharge the Lake



## How Do I Benefit?

- Clean and Safe Water if on the system and in need
- Elimination of costly treatment systems and their maintenance
- Increased property values
- Insurance savings from fire protection
- Municipal savings from systems and insurance
- Additional light industrial / professional enterprises contributing to tax base



## Why Now?

- Price is right
- We have the money on hand
- No tax impact
- Opens door for grants / stimulus / federal funding
- Sound economic decision



## **Oakum Dock Well Site Important Dates**

1972 - Geraghty & Miller Inc. identifies several possible sites as a future ground water resource for Town. Sites include Oakum Dock area, Pine Brook Aquifer and the area surrounding Christopher Brook

1989 – Geraghty & Miller Inc. reaffirms groundwater potential of Oakum Dock site

2000 – Marin Environmental identifies Oakum Dock site as having the greatest potential for long-term water supply needs for Town

2001 – Town makes first contact with three property owners Mr. Philip Schiro, Middlesex Land Trust & Jarvis Barton et al.

2001 - Data Collection Plan and groundwater exploration begins



## Oakum Dock Well Site Important Dates (cont.)

2001 – St. Clements acquires Philip Schiro property; Town meets with Father Doherty for first time to establish a dialogue

2001 - DEP approval of Data Collection Plan received

2001- First License agreement with St. Clements signed

2001 - 14 small diameter test wells installed on properties

2002 - Second License Agreement with St. Clements signed

2002 - An additional 9 small diameter test wells are installed. Work results in final location for two large diameter water supply wells

2003 - DOH approve Oakum Dock Well Site



## **Oakum Dock Well Site Important Dates (cont.)**

2004 - Third License Agreement with St. Clements is signed

2004 – Two large diameter gravel packed production wells installed

2004 – Phase I Environmental Site Assessment completed for Oakum Dock Site

2005 – Phase II Environmental Assessment completed at Oakum Dock Site

2005 – Discussions begin with St. Clements re: remediation at Oakum Dock Well Field.

2006 – Town Council commissions “The Need for and Feasibility of a Centralized Water System”. Report concludes a “publicly owned and operated water system is the best solution to the drinking water problems in the Town”. The report continues by recommending a Town referendum be held to adopt or reject the full build out of a Centralized Water System



## **Oakum Dock Well Site Important Dates (cont.)**

2007 – The Town Council presents a modified version of the Centralized Water System for Town referendum

2007 - Referendum defeated

2008 - Negotiations with ST. Clements break down during Town Manager transition

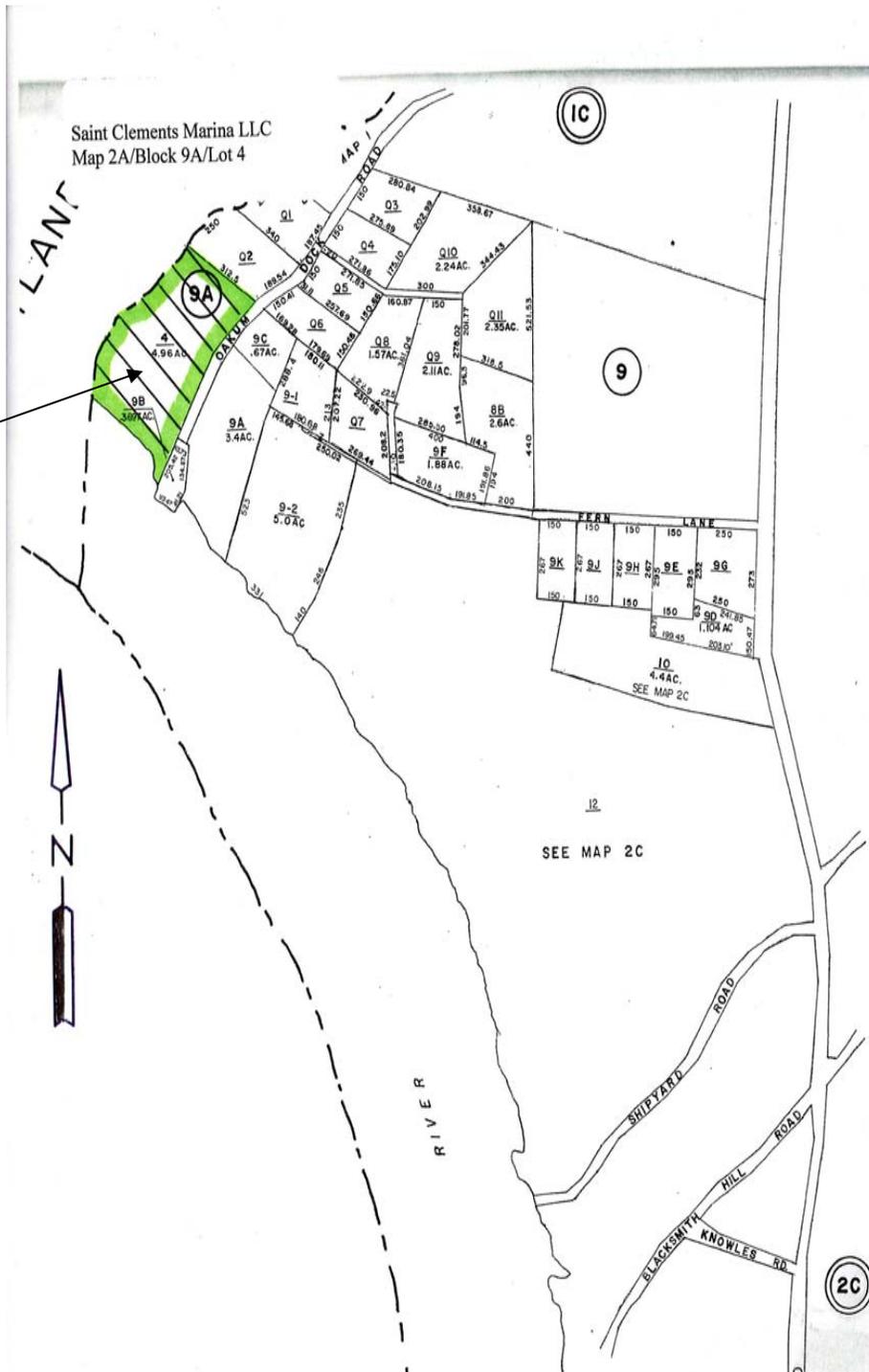
2009 - Current Town Council, through the new Town Manager, resumes negotiations with St. Clements

2009 – Easement documents finalized



East Hampton  
Connecticut

Water Site

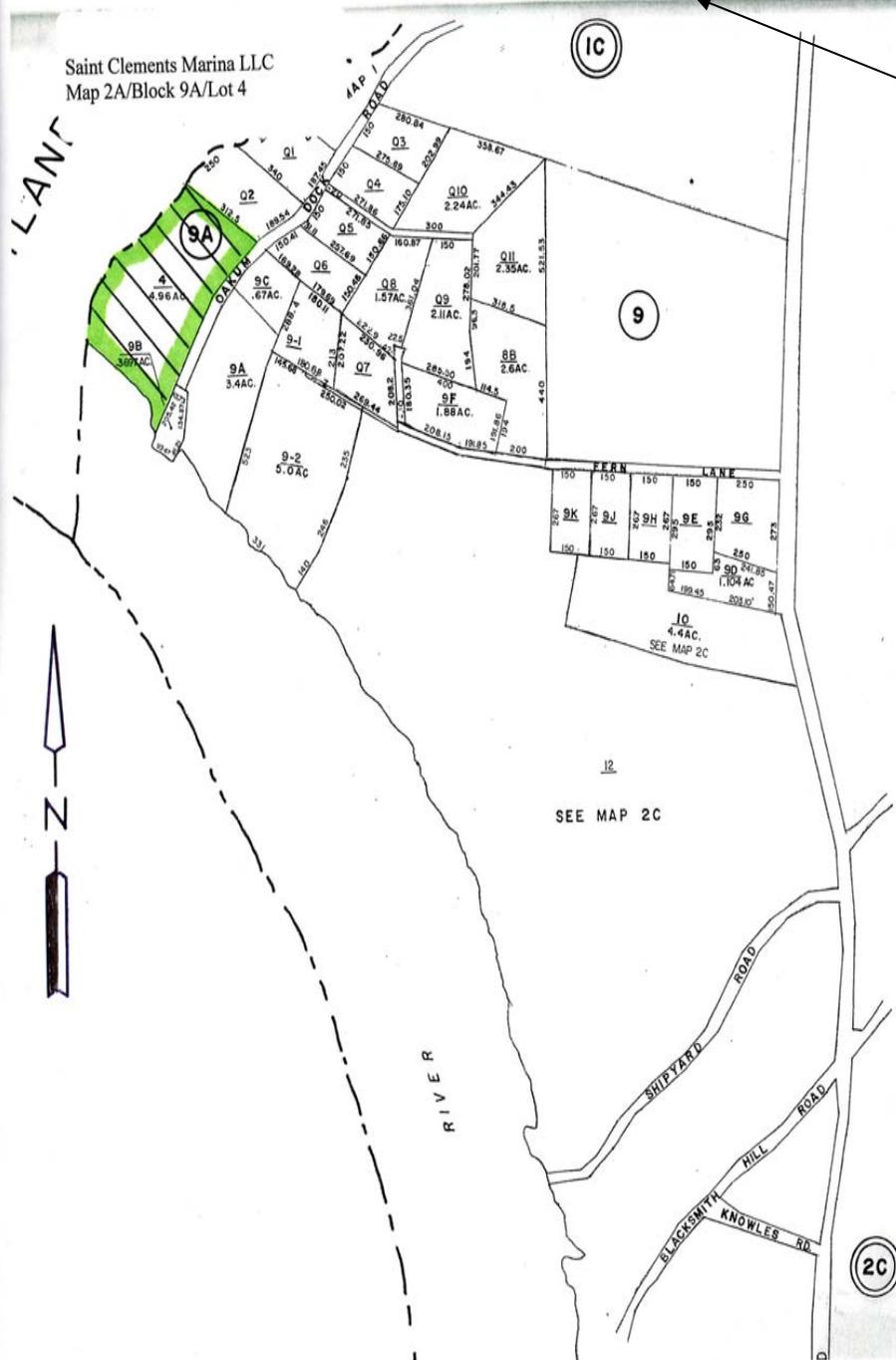




East Hampton  
Connecticut

Saint Clements Marina LLC  
Map 2A/Block 9A/Lot 4

LANE

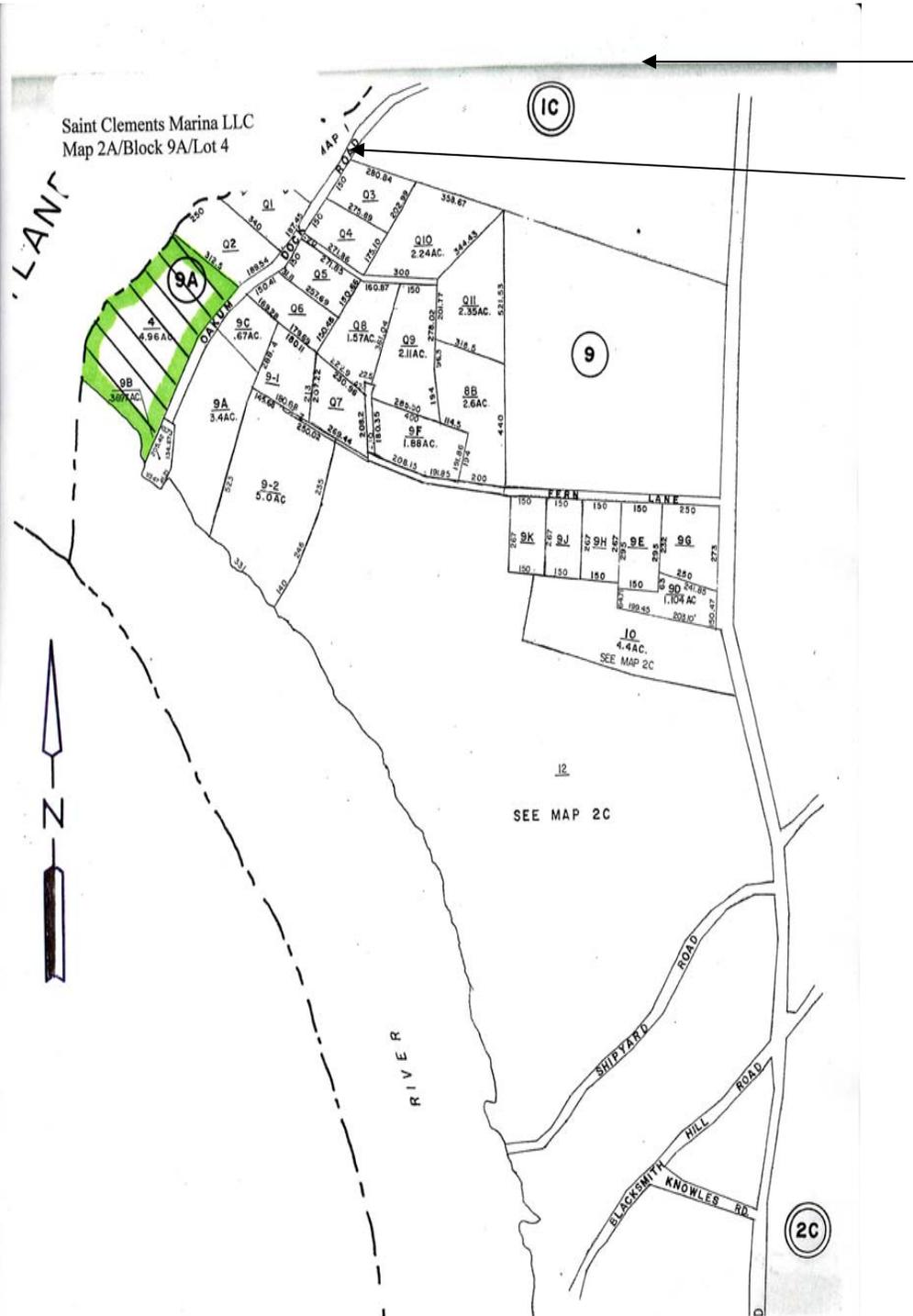


Rt. 66

2C



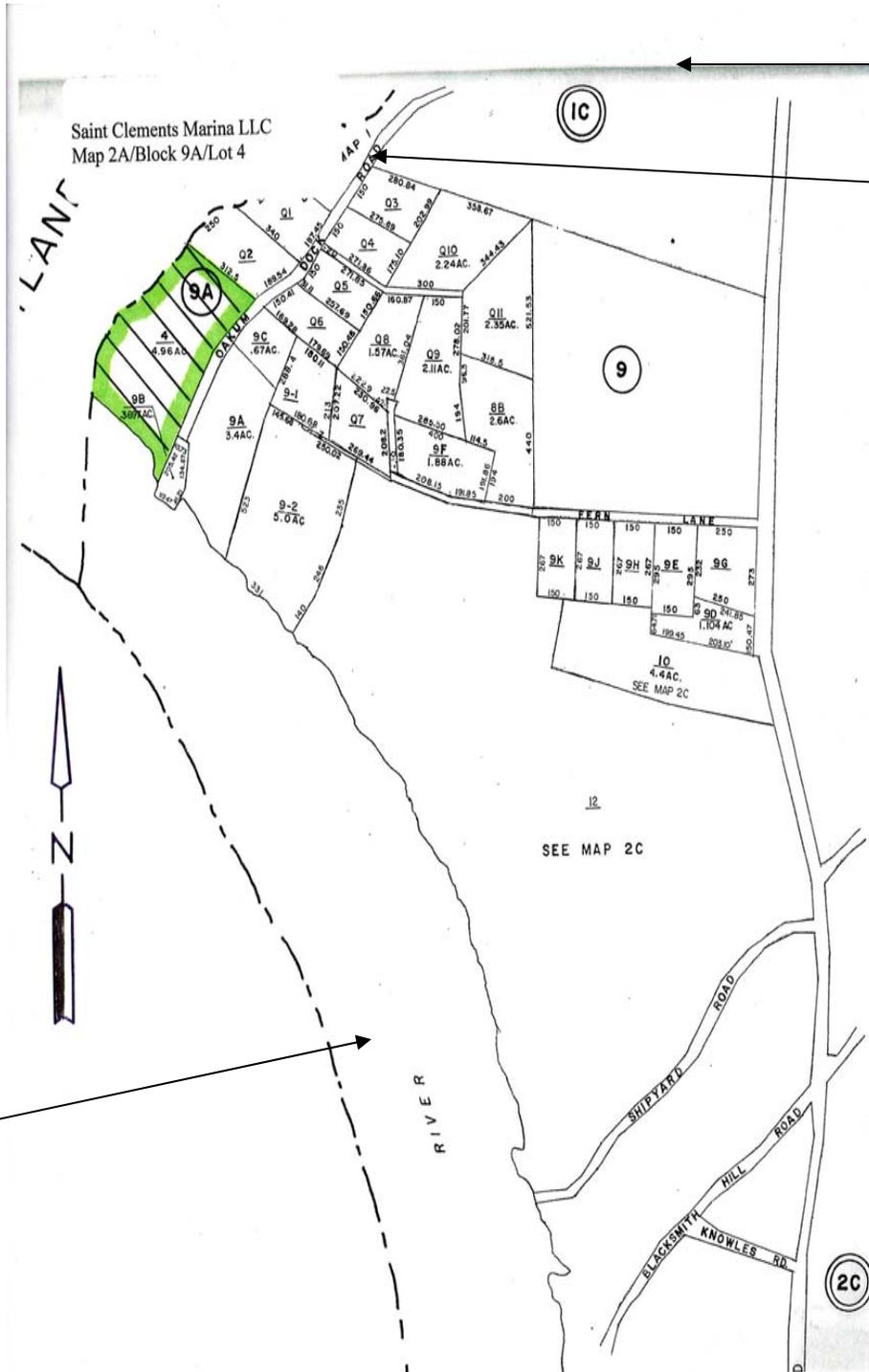
East Hampton  
Connecticut



Rt. 66

Oakum

Dock Rd.



Rt. 66

Oakum

Dock Rd.

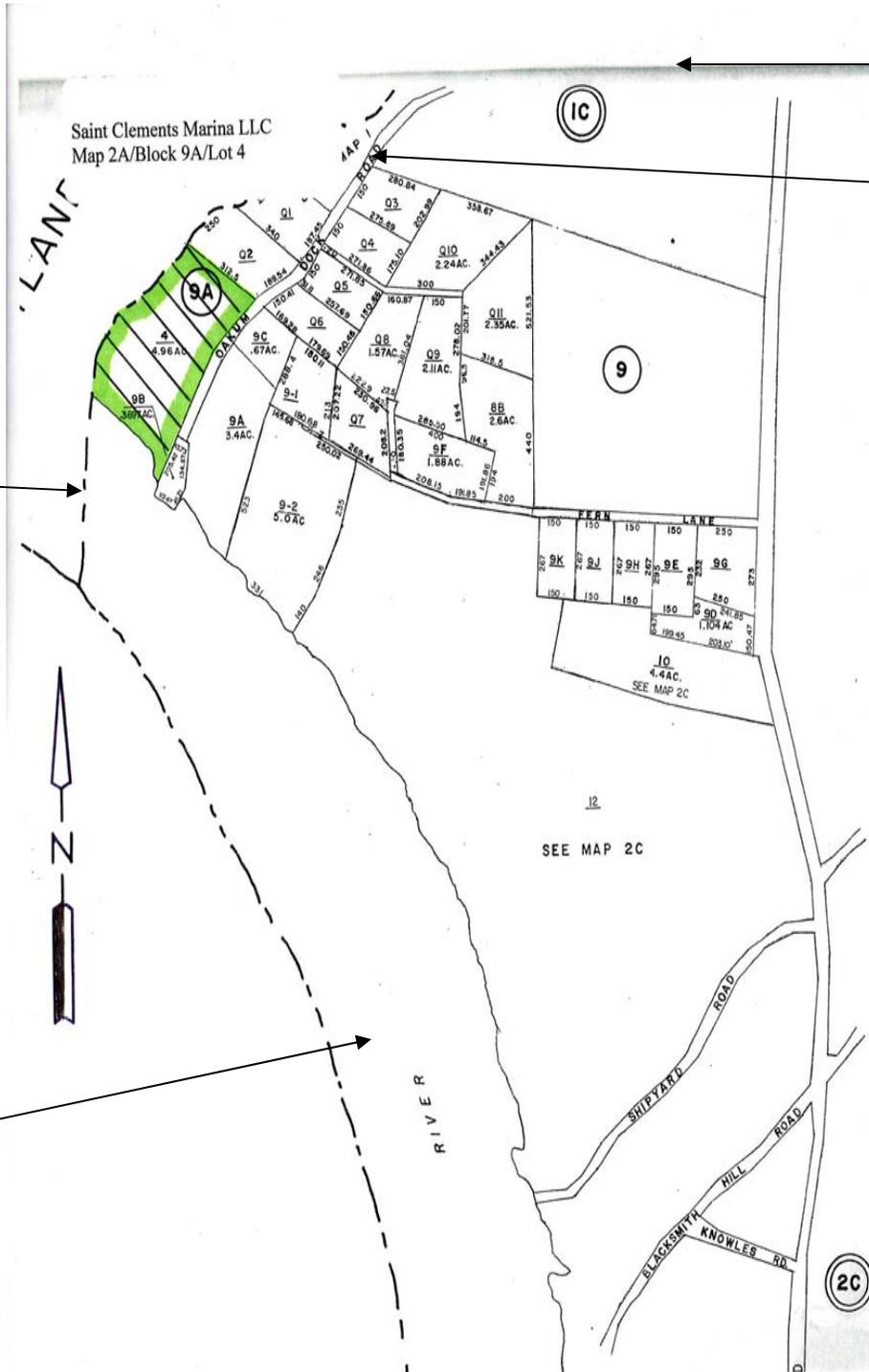
Ct. River



EH / Portland

Town line

Ct. River



Rt. 66

Oakum

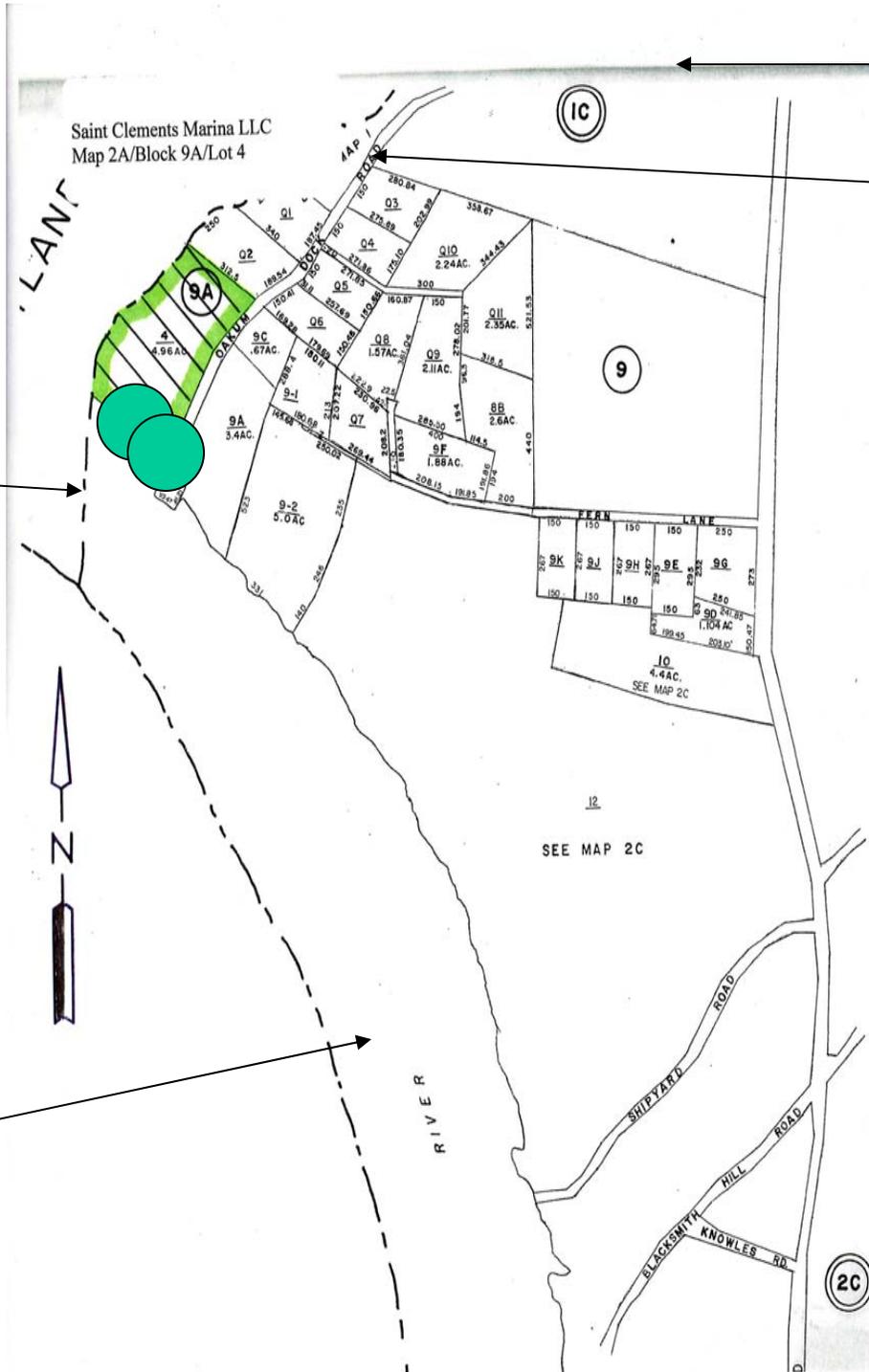
Dock Rd.

2C



EH / Portland  
Town line

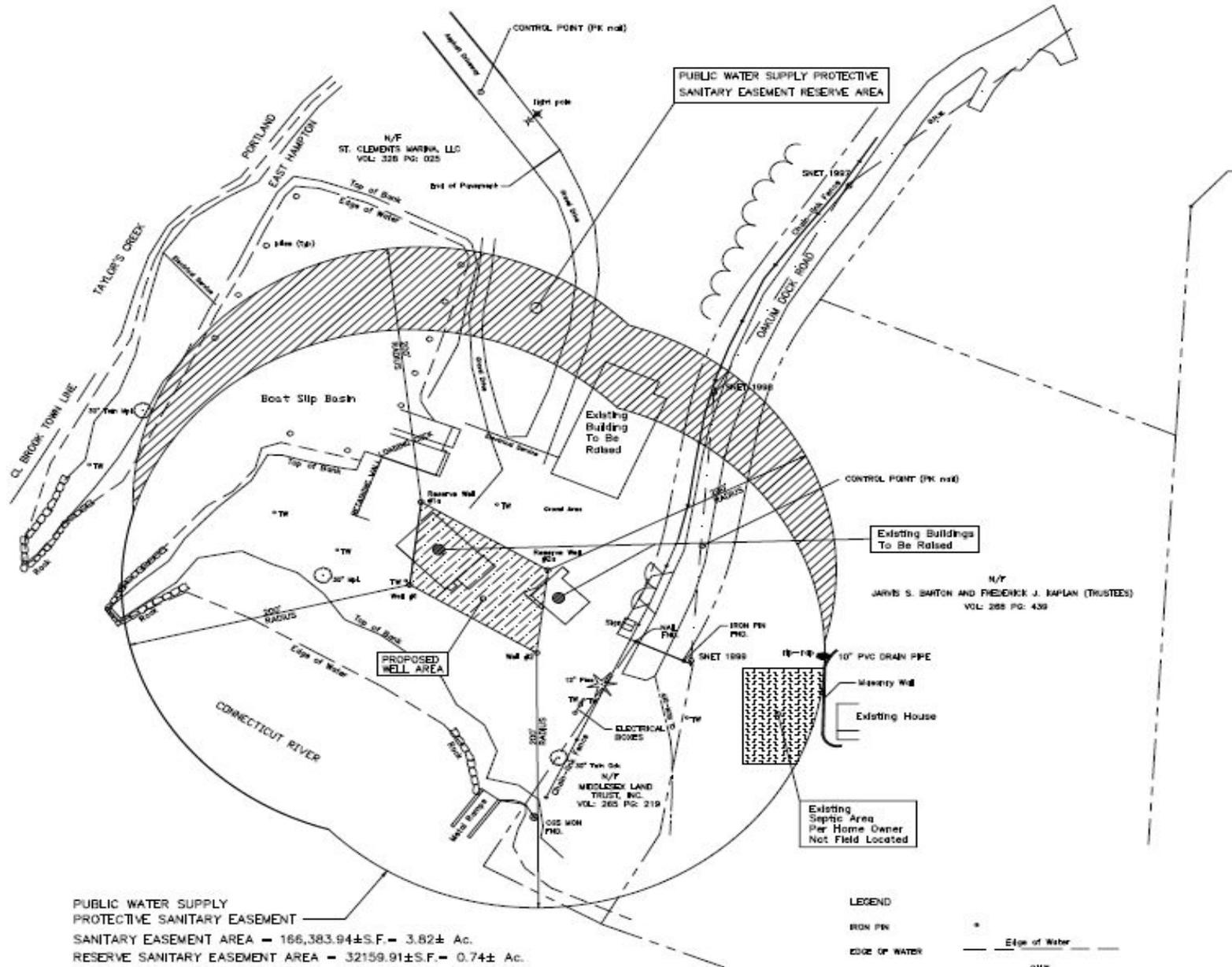
Ct. River



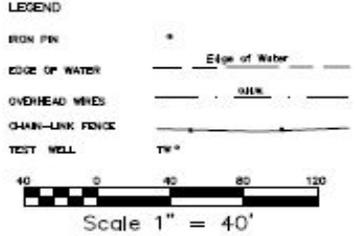
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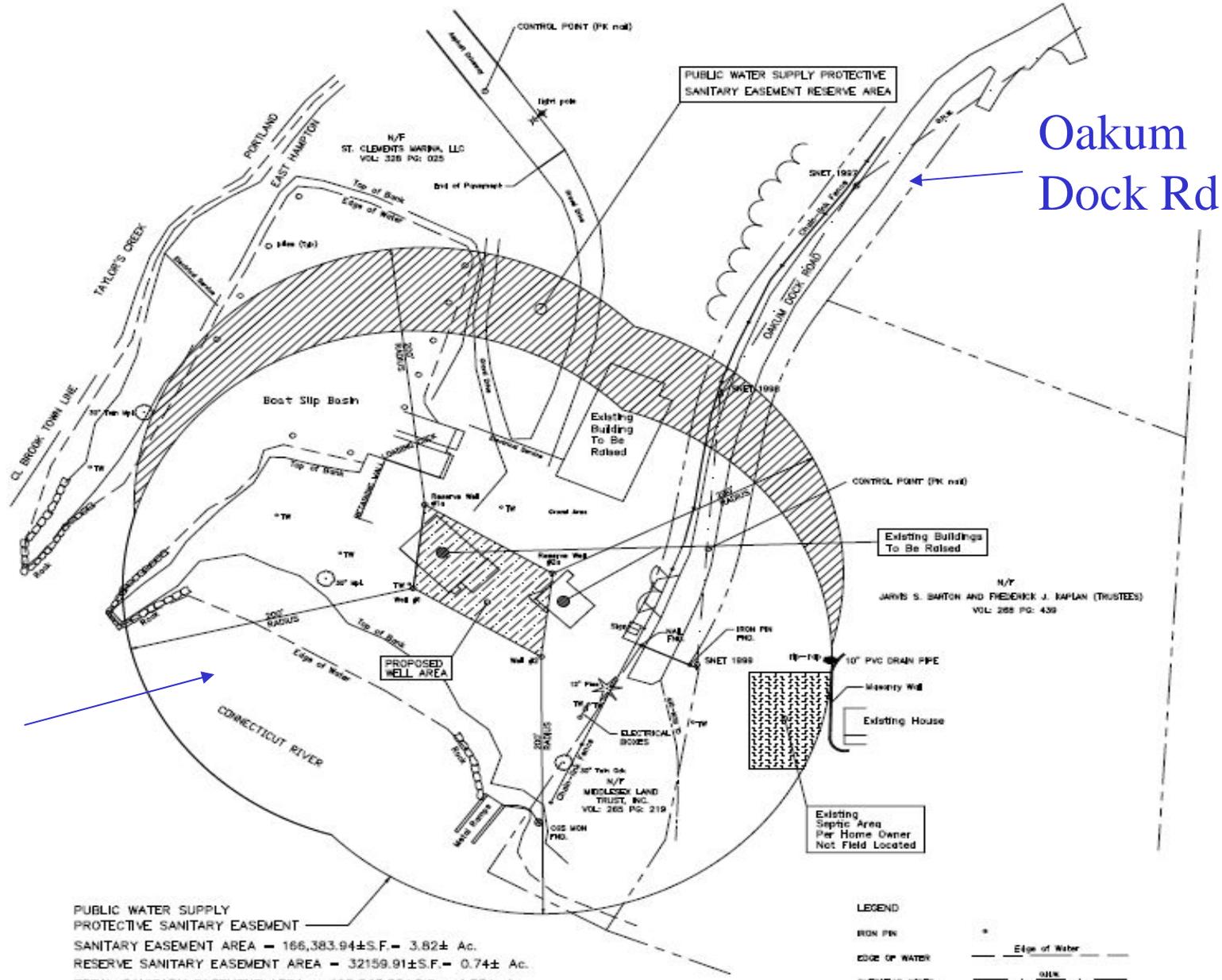
Oakum

Dock Rd.



PUBLIC WATER SUPPLY  
 PROTECTIVE SANITARY EASEMENT  
 SANITARY EASEMENT AREA = 166,383.94±S.F. = 3.82± Ac.  
 RESERVE SANITARY EASEMENT AREA = 32159.91±S.F. = 0.74± Ac.  
 TOTAL SANITARY EASEMENT AREA = 198,543.85±S.F. = 4.57± Ac.  
 MAP PREPARED FOR EAST HAMPTON WATER & SEWER AUTHORITY

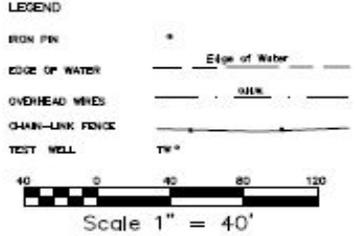




Ct River

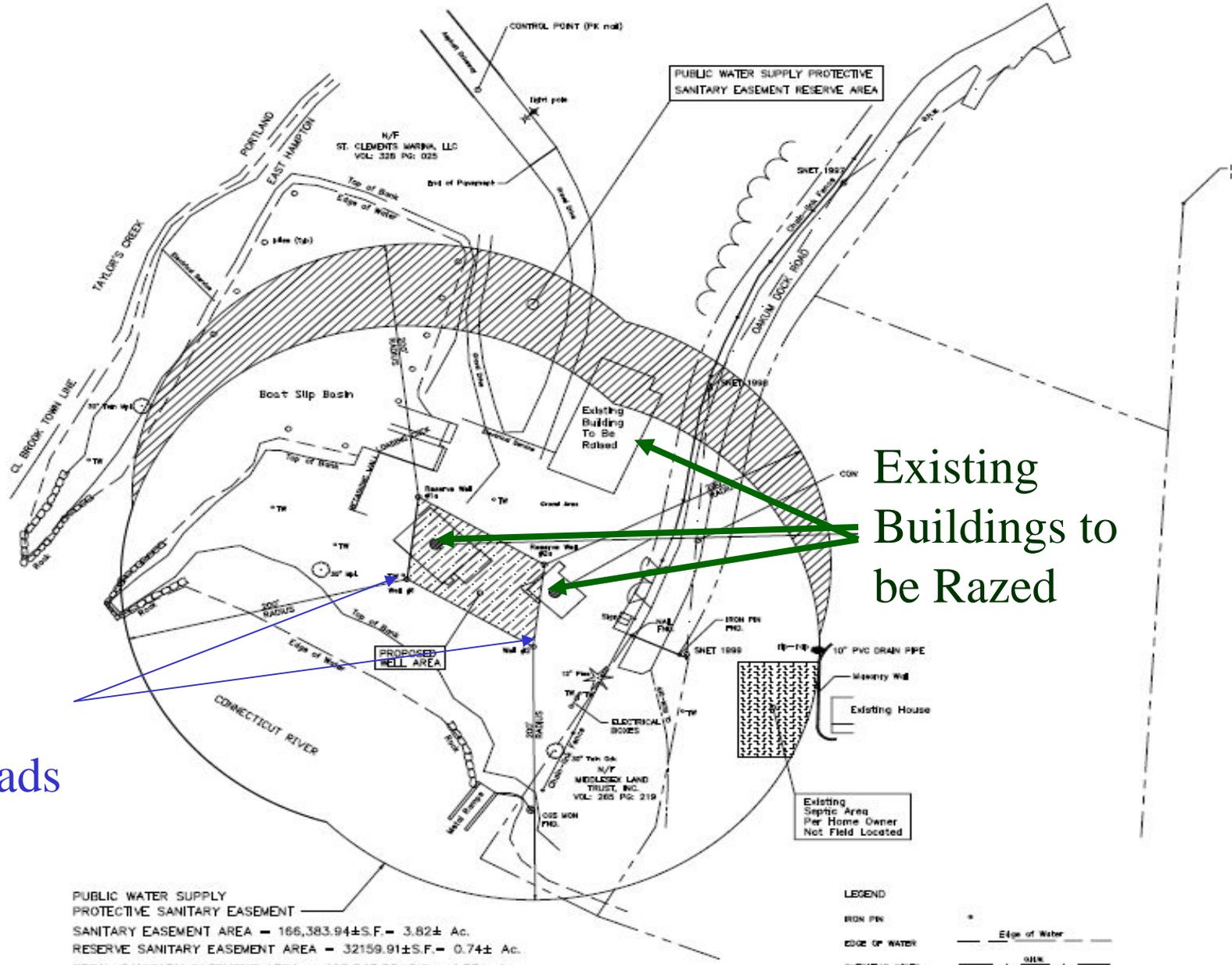
Oakum Dock Rd

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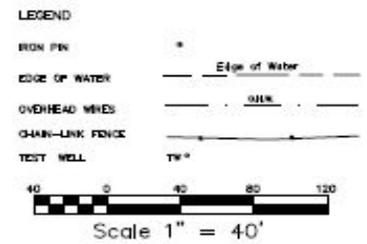




Existing Well Heads

Existing Buildings to be Razed

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# Permanent Easement

## Key Attributes

- Permanent
- Transferable
- Includes access to ground water and surface water
- Access for maintenance and service
- Protects the owner's desire to use the property with limitations
- Prevents any building on radius



## Acquisition Options considered

	Option	Cost	Time line	Notes
1)	Buy water	\$1.5mm/year	immediate	first proposal by St clem
2)	Buy sanitary radius		N/A	seller does not want to give up title
	Land Acquisition	\$1.066mm		our appraisal
	Building Replacement	\$300K		required demo within sanitary radius
	Remediation	\$90K		required
	Building removal / Closing	\$27K		estimated
	<b>total:</b>	<b>\$1.483mm</b>		
3)	Eminent domain		1-2 yrs	our appraisal was likely to me much less
	Legal fees	\$500k legal fees		than St. clem - judge would most likely
	Land Acquisition	\$1.5mm		settle in the middle somewhere.
	Building Replacement	\$300K		required demo within sanitary radius
	Remediation	\$90K		required
	Building removal / Closing	\$27K		estimated
	<b>total</b>	<b>\$2.417mm</b>		
4)	Permanent Easement		immediate	
	Easement Acquisition	\$673k		one time lump payment
	Remediation	\$90K		required
	Building Removal / Closing	\$27K		estimated
	<b>total</b>	<b>\$790K</b>		



# Water Treatment Plant Site



## Water Treatment Plant Site Important Dates

2004 – Town investigates several potential sites for a future water treatment plant; Oakum Dock Road, St. Clements Property, High Point Owners Association, East Hampton’s Department of Public Works, McShea property, Robert Hanna property, David & Joanne Kneeland property, Old School House Road property and Greer property

2004 - McShea property is eliminated after contact with the owners

2005 - Four sites deemed to have highest potential; Robert Hanna property, David & Joanne Kneeland property, Old Schoolhouse Road property and Greer property

2005 - Property of Meghan Greer deemed as most suitable and members of the family are contacted



## **Water Treatment Plant Site Important Dates (cont.)**

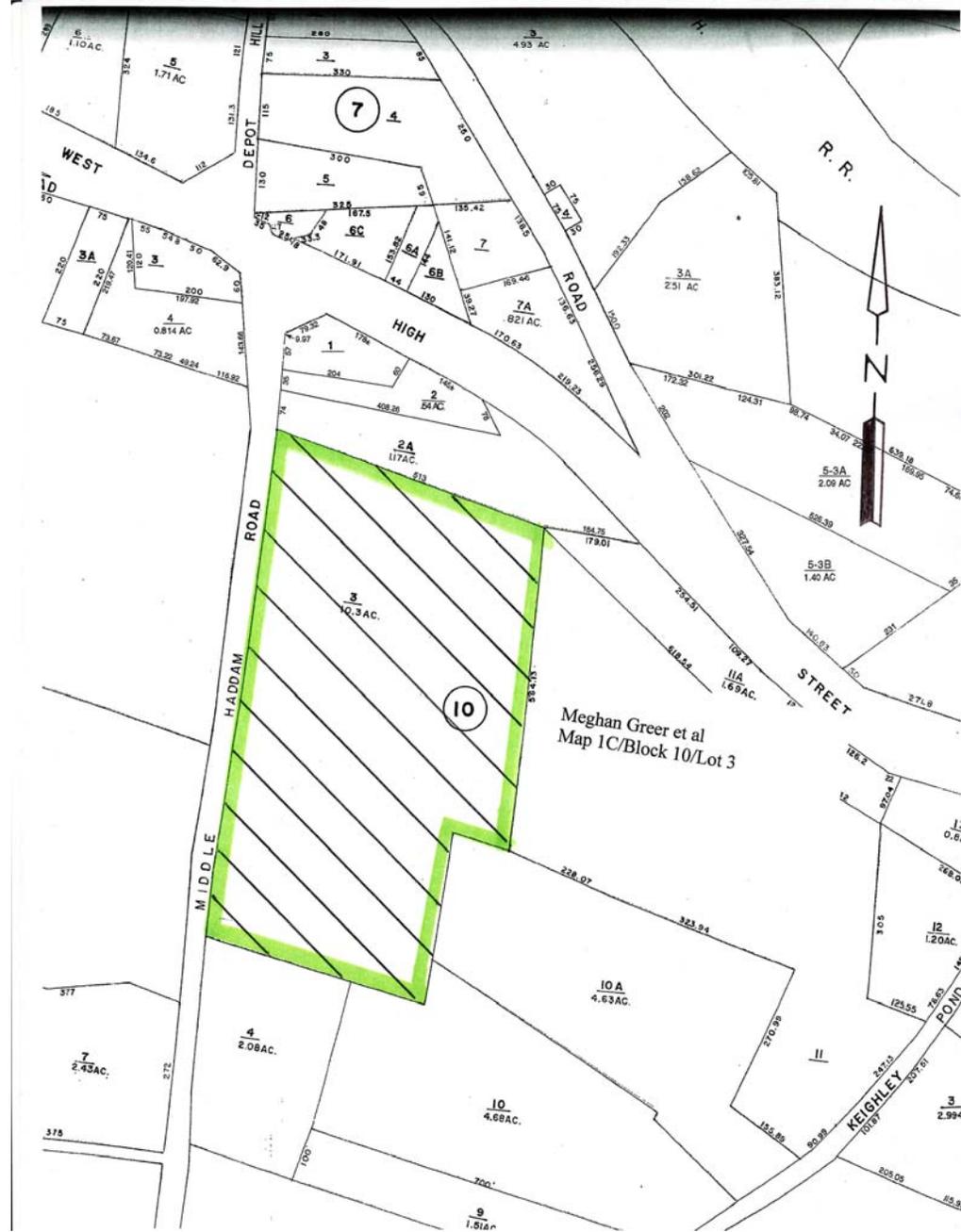
2007 - Draft Option Agreement developed and forwarded to Greer Family

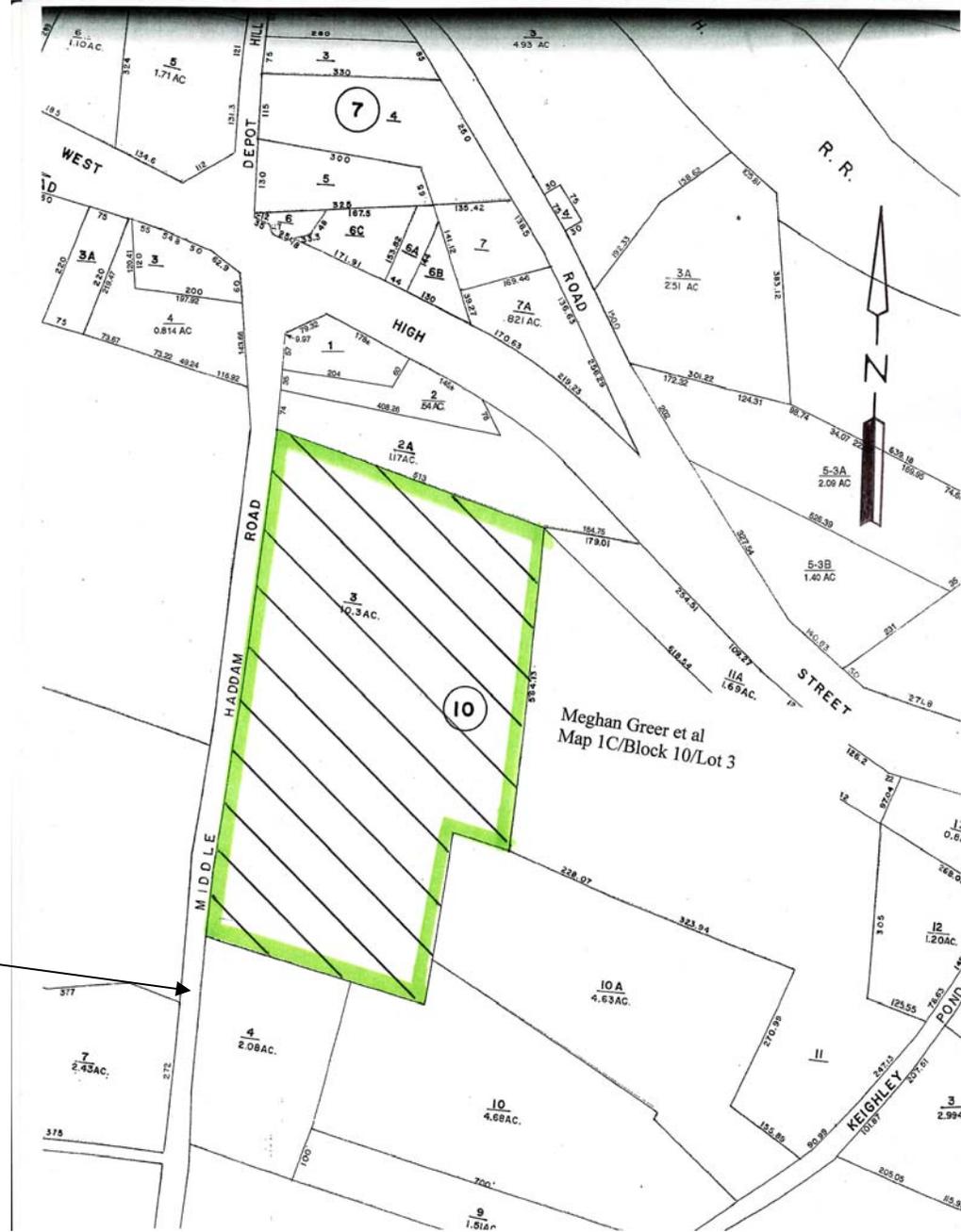
2008 – Agreement in principal to sell is received; Greer family indicates new attorney has been retained.

2008 – Greer family retains local counsel

2009 –Phase I Environmental Site Assessment completed for property

2009 - Sale price is confirmed



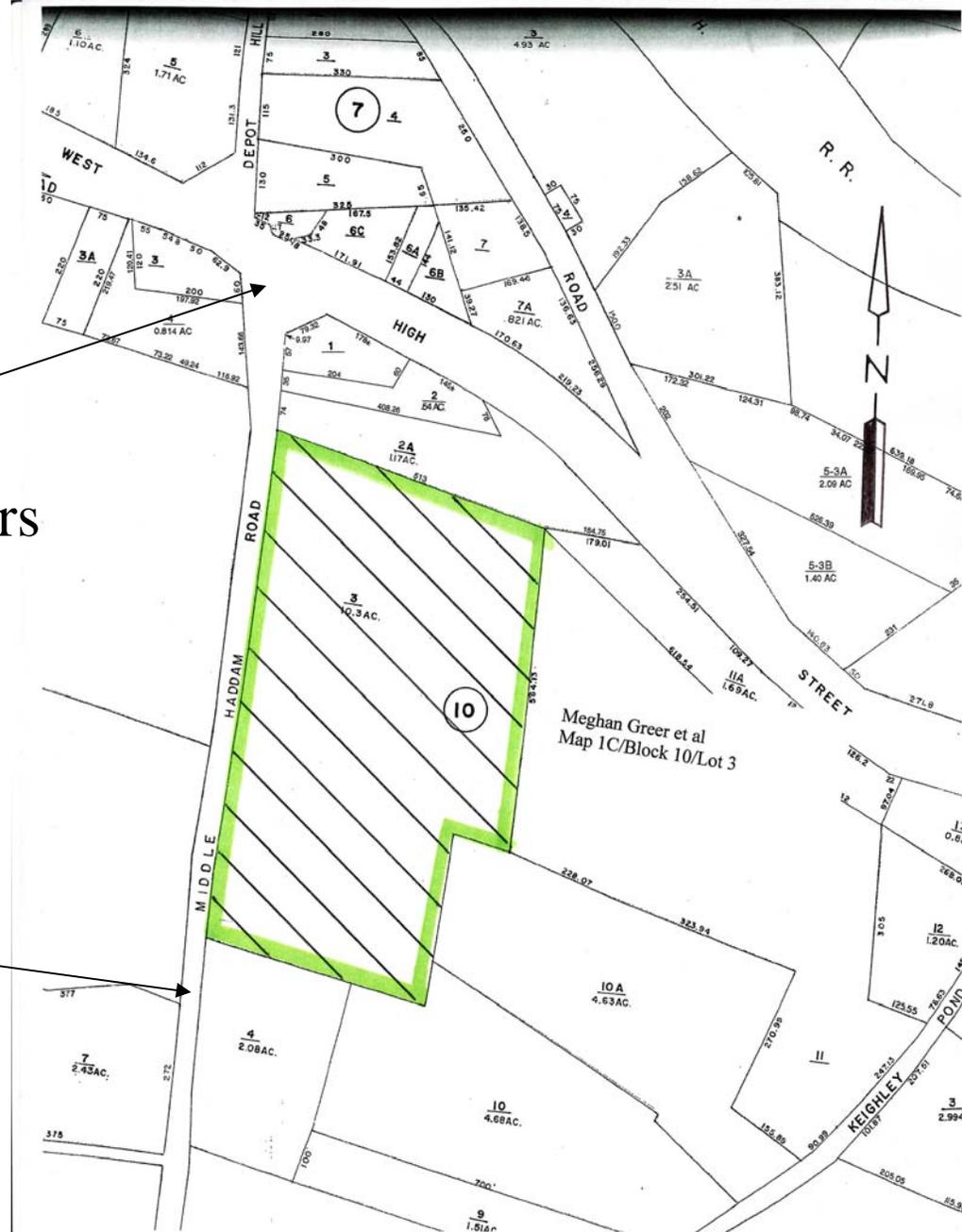


Rt. 151



Rt. 66 at  
Cobalt 4-corners

Rt. 151





## Price Determination

EH appraisal July 2005 \$195,000

Owners appraisal February 2008 \$230,000

EH appraisal Spring 2009 \$170,000

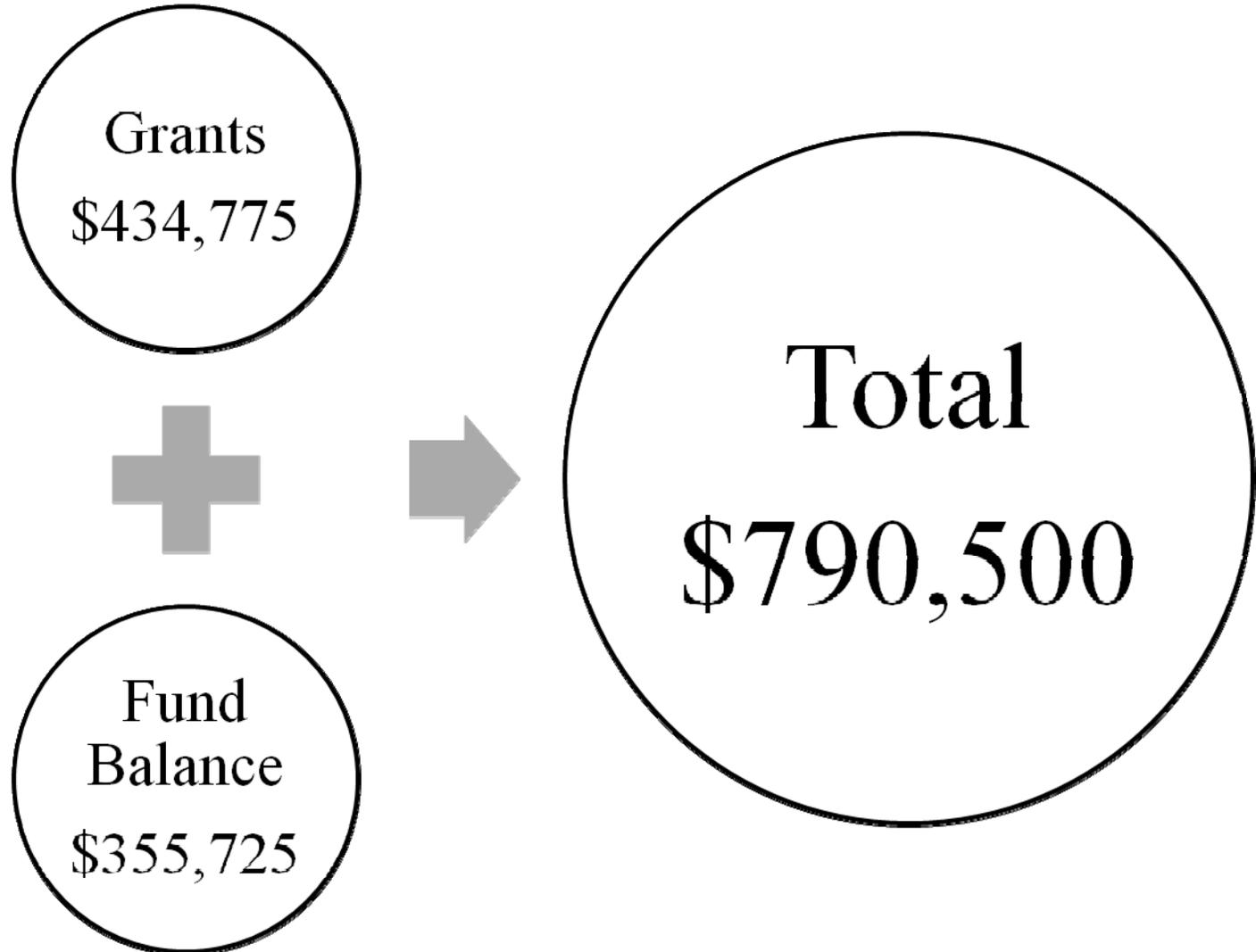
Settled \$212,500



# Funding for Purchases

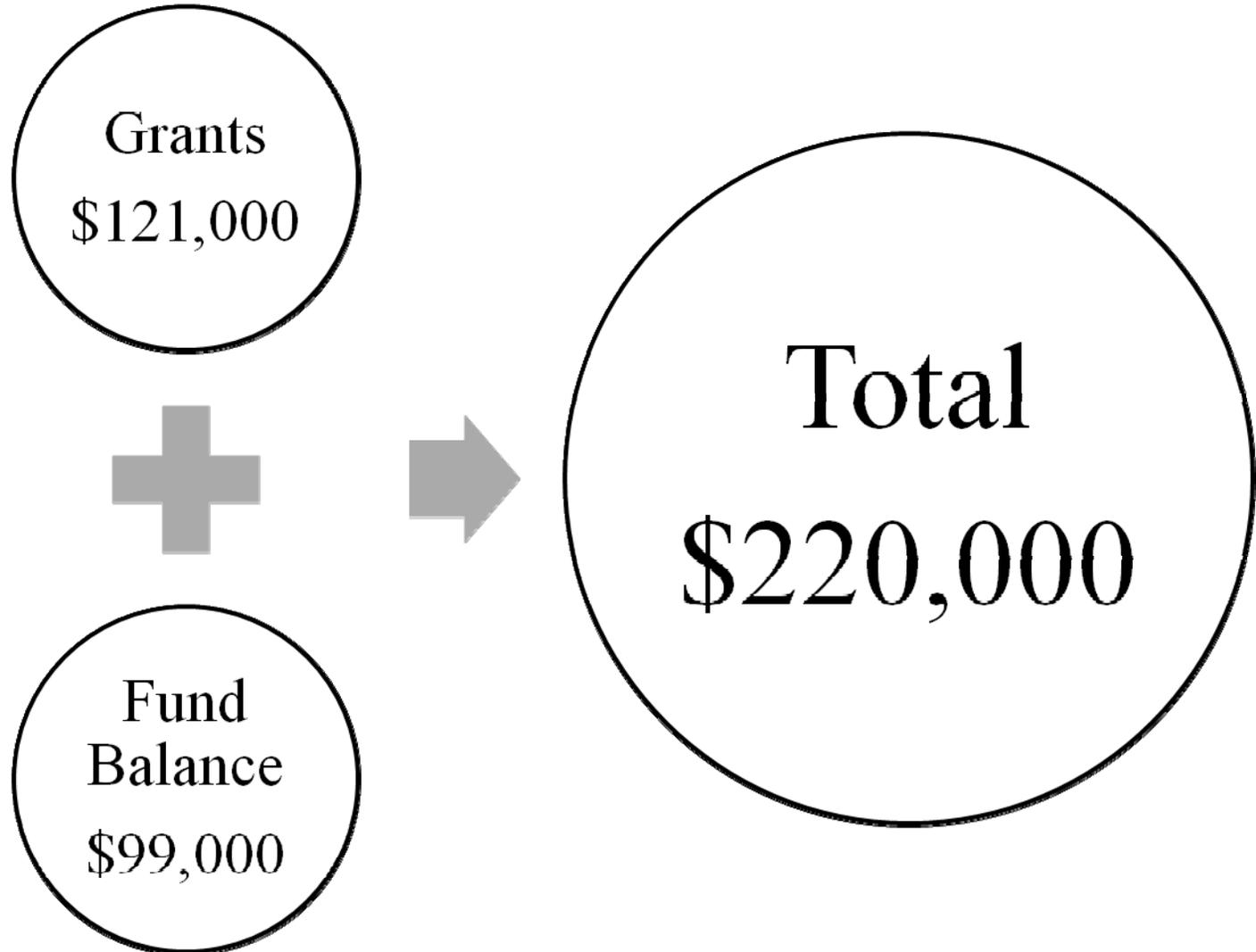


# St. Clements





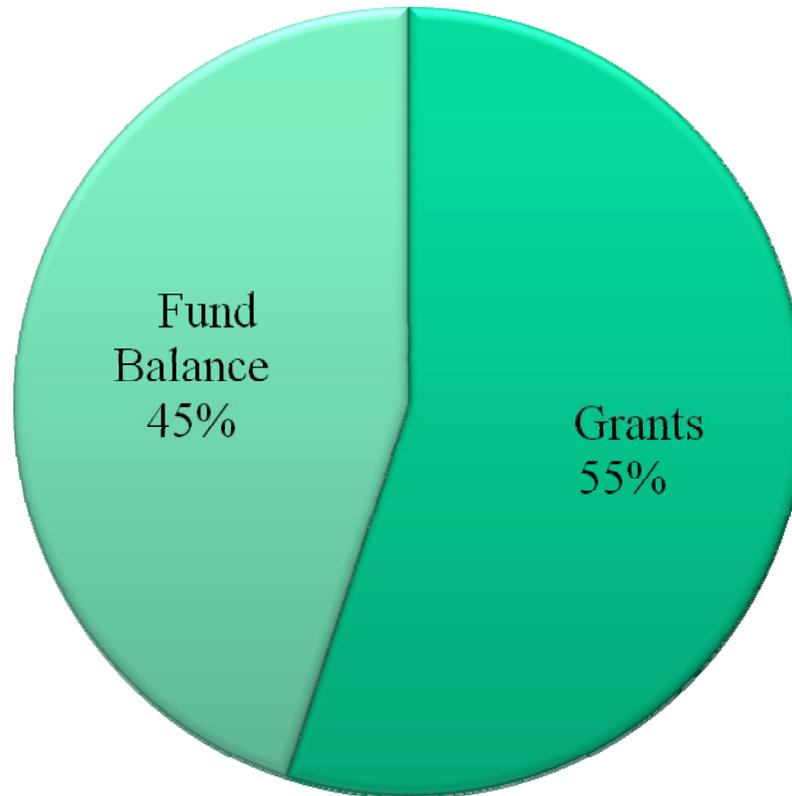
# Greer Property





# Funding Sources

## Summary





<b>General Fund Balance</b>	<b>Amount</b>	<b>% of 2010 Budget</b>
June 30, 2008 \$	4,569,543	12.3%
Net Income 08-09 \$	150,000	0.4%
June 30, 2009 (estimate) \$	4,719,543	12.7%
<b>Use of Fund Balance \$</b>	<b>(454,725)</b>	<b>-1.2%</b>
<b>Remaining fund balance \$</b>	<b>4,264,818</b>	<b>11.5%</b>



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Questions?