

Dam Project Update

April 12, 2016

District Board Members

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Beaver Dam Lake Protection and Rehabilitation District

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IT IS IMPORTANT TO READ BOTH PAGES OF THIS UPDATE

Project Overview

This is a complex project being managed by the Orange County Department of Public Works (DPW) for the residents of the Beaver Dam Lake Protection and Rehabilitation District. Work to be performed consists of structural improvements, repairs and modifications needed to conform to current Federal and State dam safety requirements. The lake is planned to be drained for up to a year during the construction phase of this project. The estimated cost of the project is currently \$3,700,000 which will be paid for by the taxpayers of the Lake District over a period of 15 years. The project continues to make progress but at a much slower pace than everyone had hoped. **Therefore, our lake will remained filled through the Summer of 2016.**

Project Update as of April 12, 2016

The legal and legislative documents that were approved by the Orange County Legislature in October of 2015 needed to be revised at the request of the Orange County Law Department. The revisions were approved by two Orange County legislative committees during February of 2016. On March 3rd, the Orange County Legislature unanimously approved a new resolution authorizing the project documents to be submitted to the NY State Comptroller for review. The new resolution replaces the one approved by the County Legislature in October of last year. The NY State Comptroller's consent is necessary before the County Legislature can authorize bonding and solicitation of bids for construction. Barring any further administrative issues, solicitation of bids is now anticipated during this summer with construction starting in late fall. Orange County DPW estimates that it will take up to one year to complete the project.



The NY State Comptroller must agree that the improvements to the dam are in the public interest, that the cost of the project will not be an undue burden on the properties in the district, that all properties to be assessed will be benefited and that no benefited property has been excluded from paying a fair share of the project costs. Once approval from the Comptroller is received, the Orange County Legislature must then vote to approve bonding for the project and solicitation of bids can then proceed.

Orange County DPW estimates that the financial approvals will be completed in the next few months and that bids for the construction of the project can be advertised shortly afterwards. The current projection is to have a contract executed and work commenced during the Fall of 2016 with completion by the end of 2017. It is now anticipated that refilling the lake will begin during late 2017.

It must be stressed that these projections are the best estimates currently available from Orange County DPW and are always subject to change due to administrative issues and other unforeseen difficulties related to work on a structure that is well over 100 years old.

Project Funding

The estimated \$3,700,000 cost of this project will be paid for by the taxpayers of the Lake District over a period of 15 years as previously explained in newsletters, mailings and e-mails as well at several informational meetings. At the December 2014 Lake District elections, 87% of the voters supported the project and the proposed financing method.

Lake District Tax Assessments - Corrections

As previously stated, Orange County must demonstrate to the NY State Comptroller that no benefited property has been excluded from paying a fair share of Lake District taxes. In order to meet this requirement, a review of all properties located in the Lake District was performed. Several benefited properties were found to be paying no Lake District tax at all. A number of others where homes had been built over the past several years were still being assessed as vacant lots. Several multiple family homes were found to be assessed as single family. At least two properties were found to be assessed at more than they should have been. DPW and Orange County Real Property Tax Services and the local Tax Assessors are in the process of addressing these inequities. Corrections should start to appear on the 2017 tax bills for the affected properties.

Additional Information

Additional information will be communicated by e-mail as developments occur and will also be posted on the official web page for the Beaver Dam Lake Protection and Rehabilitation District under "Dam Rehabilitation Project" at the following link: www.orangecountygov.com/Beaver-Dam-Lake-District

Lawrence Rossini, Chairman
Beaver Dam Lake District Board