



# Town Manager's Report to the Town Council

Submitted by:  
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August 5, 2014

Town of Winslow - In the heart of Central Maine representing People, Pride and Progress.

## FORT HALIFAX PARK GRANT APPROVED BY THE NATIONAL PARK SERVICE

As you know, our Fort Halifax Park grant was tentatively approved by the Maine Bureau of Parks and Land. On July 15th I received notice that the project received final approval from the National Park Service.

In the Council Packet is Resolution No. 19-2014 which if approved will authorize me to sign an agreement with the Maine Bureau of Parks and Land to receive the \$95,936 in grant funds. The Town's share of the project is \$97,384 and the total project cost is \$193,320. Attached to this report is a project description with cost estimates.

When we submitted the grant we were hopeful we would be approved in April so that we could take advantage of this year's construction season. With such late notice it will be difficult to do much work this year. The first thing we will need to do is the Design, Engineering and Permitting phase of the project.

Our Fort Halifax Planning Committee has agreed to do some fundraising to help fund the Town's portion of the project. If our Public Works Department can provide \$50,000 in in-kind services (*Labor & Equipment*) then the Committee's fundraising target will be around \$50,000. We will discuss this further at our August 11th meeting.

## NATURAL GAS PIPELINE TIF

At the August 11th Council meeting the Town Council will be taking action on Order No. 9-2014. The Order, if approved, will create a TIF District related to the Natural Gas pipeline and three (3) undeveloped lots in the Town owned Industrial Park. The TIF is for 30 years and will capture and shelter 100% of the pipeline's assessed value and any invest-

ment made into the 3 Industrial Park lots. In addition, the Town will retain 100% of the tax revenue generated. By sheltering the new tax value over the 30 year period the Town will not lose \$2,339,310 in State Aid to Education, \$269,850 in Municipal Revenue Sharing and our County Tax will not increase by \$262,904. The total net benefit to the Town is projected to be \$2,932,064. Beginning year 9 of the TIF the annual amount of the tax projected to be retained is \$173,060.

Please see Exhibit G of the TIF proposal for projects proposed to be funded with TIF revenue.

## CDBG PUBLIC HEARING

On August 11th we will hold a public hearing on our 2012 CDBG Grant. As you may recall, in November of 2012 we were awarded \$131,000 in CDBG funds to make the following improvements to the Town's Industrial Building: (1) Roof Repair & Improvements, (2) Sewer System Upgrade and (3) the Replacement of Three Furnaces. The total project cost was expected to be \$263,571.

The bids for the roof work came in \$10,624 higher than expected and the sewer system upgrade cost \$13,892 more than projected due primarily to the cost of removing ledge. To keep costs down, only two furnaces were replaced instead of three.

The project was recently completed and a total of \$139,502 in CDBG funds were used. The Town contributed \$139,504 for a total project cost of \$279,006.

Since CDBG funds were used Orion Rope-Works was required to create five (5) new jobs, which they did.

**MDOT RT. 201 PAVING PROJECT**

In my February 2014 report to the Council I reported that MDOT was willing to delay the paving project to allow Summit some time to install some of their natural gas pipe along Rt. 201. At the same time I reported that PanAm was planning to replace the RR Crossing at the intersection of Benton Ave. and Bay Street. At a recent meeting regarding this project I learned that PanAm was NOT planning to replace the crossing. The PanAm representative at the meeting said replacing the crossing would be a priority if another funding source could be found. As a result of this disclosure I now plan to search for funding alternatives to help fund the crossing portion of this project.

Also during this meeting I became aware that we need to update our Road Opening Permit Process to better protect our utilities when future repairs are needed. A current concern is achieving adequate spacing between utilities so that repairs can be made later without negatively impacting surrounding utilities.

**FIRE DEPARTMENT RE-ROOFING PROJECT**

At our last Council meeting I was asked to have the Fire Department Roof assessed to determine if our proposed re-roofing project (Order No 7-2014) would negatively impact the roof support system.

Benjamin Murray of E.S. Coffin Engineering conducted the assessment and his report is included in the Council packet. As you will see, Mr. Murray recommends that if insulation is added to the roof then the roof support system would need to be reinforced to meet current code.

We will discuss our options at our meeting next week.

**LABOR CONTRACT NEGOTIATIONS UPDATE**

At our meeting on August 11th we will be going into Executive Session at the end of the meeting to discuss labor contract negotiations with the PW/Fire Union.