



THE CITY OF AUGUSTA

DAVID M. ROLLINS, MAYOR

CITY COUNCIL

MARCI A. ALEXANDER
JEFFREY M. BILODEAU
ANNA D. BLODGETT
LINDA J. CONTI

DAREK M. GRANT
DALE McCORMICK
CECIL E. MUNSON
PATRICK E. PARADIS

WILLIAM R. BRIDGEO
CITY MANAGER

INFORMATIONAL MEETING AGENDA

Thursday, January 14, 2016

CITY HALL (COUNCIL CHAMBERS)

6:30 P.M.

A. Items for discussion submitted by the City Council and/or the City Manager:

1. North-East End of Water Street (Bridge to Train Trestle) Parking Ordinance Change – Augusta Parking District
2. North Augusta Fire Station – City Manager
3. Continued Discussion Regarding Draft Property Maintenance Ordinance – Councilors Blodgett and Conti
4. REO Committee Report – Councilor Bilodeau
5. Hatch Hill Per-Capita Fees – City Manager

B. Persons wishing to address the City Council who have submitted a formal request in accordance with Section 2-61 of the Code of Ordinances:

1. Abandoned Property Ordinance – Paul Marcot

C. Open comment period for any persons wishing to address the City Council.

MEMORANDUM

To: William Bridgeo
City Manager

From: Tobias Parkhurst
Chair, Augusta Parking District

Date: January 5, 2016

RE: Revised Code of Ordinances, Chapter 18, Article III, Division 1, Section 18-73

The Augusta Parking District, together with the Augusta Downtown Alliance and input from other community stakeholders involved in the revitalization of the Downtown District, recently arrived at the conclusion that the current 1 hour allotted time frame for parking on Water Street is no longer appropriate. After much discussion, the Augusta Parking District Board of Directors arrived at the conclusion that in order to meet the needs of the customers and business community, the 1 hour allotted time frame should be changed to 2 hours. As a result, the Parking District Board of Directors voted on December 1, 2015 to unamously pass the motion. During the Board's discussion it was discovered that there is one particular section of Water Street where, in fact, the Augusta Parking District does NOT have jurisdiction over the time allotment, but instead, the Augusta City Council does.

Under the Revised Code of Ordinances, Chapter 18, Article III, Division 1, Section 18-73 it is written as follows:

Water Street:

Parking shall be limited to 1 hour on the east side of Water Street beginning at the intersection of Bridge Street northerly for a distance of 202 feet.

Parking shall be limited to 1 hour on the east side of Water Street from a point 246 feet north of the Bridge Street intersection, northerly for a distance of 294 feet.

It is the suggestion of the Augusta Parking District Board of Directors that one of the following actions take place:

1. That the Augusta City Council amend the above Ordinance to read as follows, (changes indicated in red);

Water Street:

Parking shall be limited to ~~1-hour~~ 2 hours on the east side of Water Street beginning at the intersection of Bridge Street northerly for a distance of 202 feet.

Parking shall be limited to ~~1-hour~~ 2 hours on the east side of Water Street from a point 246 feet north of the Bridge Street intersection, northerly for a distance of 294 feet.

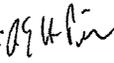
2. Transfer the jurisdictional responsibility for this section of time allotted parking to the Augusta Parking District,
3. Make no changes to the Revised Code of Ordinances, Chapter 18, Article III, Division 1, Section 18-73.

The Augusta Parking District's preference is that the Augusta City Council implements option 2 of this memorandum.

Memo

January 11, 2015

Memo to: William Bridgeo, City Manager

From: Ralph St. Pierre, Assistant City Manager 

Re: Funding Sources for North Augusta Fire Station and Quint Fire Truck

The City Council approved general obligation bond funding of \$3,615,000 to construct the North Augusta Fire Station and \$1,000,000 for a Quint Fire Truck. The voters approved the issuance of the bonds at referendum in November 2014.

Due to soil conditions at the Quimby lot site the City's architects have revised the construction cost estimate by \$500,000 to \$4,115,000 bringing the total cost of the projects to \$5,115,000.

Fortunately, the City has been planning for the North Augusta substation and ladder truck replacement for over seven years through the use of tax increment financing. The North Augusta TIF was created in FY 2010. Additional funding was created by the 2011 J.S. McCarthy TIF, amending the 2001 NRF TIF in FY 2015, the creation of the 2014 NRF TIF and the Community Natural Gas TIF in FY 2015.

The City has accumulated over \$847,600 in cash from the above TIF's over the last seven years. The City can fund the revised cost estimate by applying the cash on hand (\$847,600) and issuing \$4,300,000 of general obligation bonds (\$315,000 less then authorized). The attached funding analysis outlines the cash on hand, estimated debt service for the bond financing and the revenues generated from the above tax increment financing districts.

CITY OF AUGUSTA
 NORTH AUGUSTA FIRE STATION AND QUINT TRUCK
 FUNDING ANALYSIS

FY	GAS TIF	NO. AUGUSTA TIF	2011 MCCARTHY TIF	NRF I & II	Total	TOTAL DEBT	4,300,000.00
FY 2016	0	733,528	26,071	88,033	847,632	847,632	
FY 2017	80,535	214,571	6,856	0	301,962	356,900	4,085,000.00
FY 2018	73,440	214,571	6,856	0	294,867	349,805	3,870,000.00
FY 2019	66,345	214,571	6,856	0	287,772	342,710	3,655,000.00
FY 2020	59,250	214,571	6,856	0	280,677	335,615	3,440,000.00
FY 2021	52,155	214,571	6,856	0	273,582	328,520	3,225,000.00
FY 2022	45,060	214,571	6,856	0	266,487	321,425	3,010,000.00
FY 2023	37,965	214,571	6,856	0	259,392	314,330	2,795,000.00
FY 2024	30,870	214,571	6,856	0	252,297	307,235	2,580,000.00
FY 2025	23,775	214,571	6,856	0	245,202	300,140	2,365,000.00
FY 2026	16,680	214,571	6,856	0	238,107	293,045	2,150,000.00
FY 2027	9,585	214,571	6,856	0	231,012	285,950	1,935,000.00
FY 2028	2,490	214,571	6,856	0	223,917	278,855	1,720,000.00
FY 2029	0	214,571	6,856	0	221,427	271,760	1,505,000.00
FY 2030	0	214,571	6,856	0	221,427	264,665	1,290,000.00
FY 2031	0	214,571	6,856	0	221,427	257,570	1,075,000.00
FY 2032	0	214,571	13,712	0	228,283	250,475	860,000.00
FY 2033	0	214,571	13,712	0	228,283	243,380	645,000.00
FY 2034	0	214,571	13,712	0	228,283	236,285	430,000.00
FY 2035	0	214,571	13,712	0	228,283	229,190	215,000.00
FY 2036	0	214,571	13,712	0	228,283	222,095	0.00
	498,148	4,291,420	171,400	0	4,960,968	5,789,950	

FIRE STATION

BOND AUTHORIZATION

4,115,000	
1,000,000	
5,115,000	
BOND ISSUANCE	4,300,000
CASH ON HAND	847,632
	5,147,632

City of Augusta, Maine
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT



ENGINEERING
FACILITIES & SYSTEMS
PLANNING

Memo

To: William Bridgeo, City Manager

From: Matt Nazar, Director of Development Services

Date: January 6, 2016

Re: Commercial land in North Augusta

The following sites are those that are available in the north Augusta area. The site needs to be about 2 acres to adequately meet the need. Each of these sites is likely to present its own unique development challenge, whether it be bad soils, ledge, existing development that would need to be demolished, or difficult access, driving development cost well beyond the acquisition price.

10 Civic Center Drive – 42.8 acres just south of Dunkin Donuts. Lots of steep slopes so much of the land is unusable. - \$395,000

118 Civic Center Drive – 1.03 acres across the street from Denny's. Lot too small. - \$250,000

125 Civic Center Drive – 7.3 acres adjacent to Denny's. Lots of ledge. - \$449,000

315 Civic Center Drive – 0.58 acres. House. Too small. - \$270,455

317 Civic Center Drive – 0.29 acres. House. Too small. - \$149,000

325 Civic Center Drive – 0.29 acres. House. Too small. - \$119,500

333 Civic Center Drive – 0.55 acres. House. Too small. - \$299,000

The four lots above could be purchased together and combined to possibly provide enough space.

397 Civic Center Drive – unclear how much land. Elk's lot, front portion. Very difficult access due to offset from traffic signal. - \$399,455

572 Civic Center Drive – 0.59 acres. Johnathan's. Too small. - \$179,900

575 Civic Center Drive – 37.14 acres. Nearly all steep and ledge. Vacant. - \$899,000

608-612 Civic Center Drive – 2.5 acres. House. May have good access at the CCD/OBR traffic signal with some additional negotiation with the neighbor. - \$499,900

664 Civic Center Drive – 3.69 acres. House across from North Augusta Market. - \$399,000

817 Civic Center Drive – 15.00 acres. House. Nearly in Sidney. - \$265,000

220 Old Belgrade Road – 2.34 acres. House. Quite distant from much of the development in north Augusta. – 199,000

To give an idea of land that has sold recently in this part of the city, please see the following:

35 Henry's Way - 16.63 acres directly across from MGH entrance, and with access directly to a traffic signal. We expect the existing buildings to be demolished - \$900,000

Gabriel Dr. - 6.76 acres - \$200,000 Land Sale to Abutter

85 Civic Center Dr. - 1.86 acres. Connected Credit Union, currently being constructed - \$425,000

Civic Center Dr. - 40.87 acres vacant land purchase prior to Tractor Supply construction - \$450,000

420 Civic Center Dr. - 4.33 acres sold to Tractor Supply - \$375,000

450 Civic Center Dr. - 30.68 acres sold to Skowhegan Savings Bank where their new branch is located - \$450,000

460 Civic Center Dr. - 28.52 acres split off the Skowhegan Savings Bank lot for Maine Veterans Home office - \$325,000

210 Civic Center Dr. - 1.25 acres. Former gas station torn down for Mattress Firm - \$675,000

308 Civic Center Dr. - 0.84 acres. Advance Auto. - \$400,000

316 Civic Center Dr. - 0.69 acres. Kennebec Savings Bank. - \$350,000

MEMORANDUM

To: Bill Bridgeo, City Manager

From: Dan Nichols

Date: January 11, 2016

RE: Disposition of REO properties authorized for sealed bid by the Augusta City Council

The City Council authorized and, on December 9, 2015, the City of Augusta opened sealed bids for the following tax acquired properties:

- 36 Oak Street, Map 34, Lot 124
- 110 Northern Avenue, Map 35 Lot 289
- 44 State Street, Map 34 Lot 206
- 4 Chase Avenue, Map 34 Lot 270

The results of those bids are as follows:

<u>Property</u>	<u>High Bidder</u>	<u>Bid Amount</u>	<u>Earnest Deposit</u>
36 Oak Street,	Betinna Heath,	\$15 855.55	\$3,200.00
110 Northern Avenue,	No Bids		
44 State Street,	Clarence Martin,	\$1,500.00	\$ 300.00
4 Chase Avenue,	Steven Veayo,	\$1,511.00	\$ 302.20



THE CITY OF AUGUSTA

PUBLIC WORKS DEPARTMENT

MEMO

To: William Bridgeo, City Manager

From: Lesley Jones, Public Works Director
Ralph St. Pierre, Assistant City Manager

Date: January 6, 2016

Re: Modification of Per Capita Fees

As you are aware, we have struggled to stabilize the revenue stream at Hatch Hill due to competition for waste from other solid waste disposal facilities and the contracting communities looking at the annual per capita fee as an area they can cut to reduce the property tax burden on their residents. Additionally, because of the way rubbish is managed in the contracting communities, it is difficult for them to provide recycling to their residents.

To help provide some stability to both Hatch Hill and the contracting communities Ralph and I have looked at the budget and would like to propose the per capita fee for communities be reduced to \$10.00 per capita and suggest that they use the savings to help fund a recycling program in their communities. For instance, they could start a single stream drop-off program similar to ours or use the savings to improve their existing program. The lost per capita revenue would be compensated for with the slight increase in estimated tonnage at Hatch Hill.