



M E M O R A N D U M

TOWN OF CUMBERLAND, MAINE
290 TUTTLE ROAD
CUMBERLAND, MAINE 04021
TEL: 207-829-2205 FAX: 829-2224

To: Planning Board
From: William R. Shane, Town Manager
Date: March 12, 2020
Re: CIP 2021-2025

As required by our Charter, the Planning Board must hold a public hearing and make a recommendation on the annual Capital Improvements Program (CIP). While the exercise can be somewhat confusing as the majority of items will be included in the Annual Budget, it is intended to begin conversations and allow for future updates on significant Town projects. Priorities can change and not all projects are vetted through this process, but a great majority have been very successful because of the CIP review. The most notable project that went through the CIP process was the Twin Brook development.

I believe, in the future, projects such as water storage tanks, water main extensions, solar farms, major road reconstruction, property tax revaluations, and more will rise to a higher level of interest community wide.

There is no offense taken if you don't have any questions or use wish to move quickly through this item. Many projects will require your full review at some point in the future and there will be more opportunities for discussion. I will discuss in general detail the next 5 years of projects, but please feel free to ask questions at any time during the presentation.

Capital Improvement Plan

FY 2021 Planning Board Presentation

FY 2021-2025

WILLIAM R. SHANE, P.E.

TOWN MANAGER

MARCH 17, 2020



Capital Improvement Plan Outline

FY 2021-2025

The Town Charter requires a 5-year Capital Program be submitted to the Town Council with a recommendation from the Planning Board annually. While the narrative below focuses on the upcoming year, the entire project listing can be found in the attached report.

TOWN CHARTER - ARTICLE VI Budget

Section 3. Capital Program

a. **Submission to the Council.** The Manager with the assistance of the Planning Board shall prepare and submit to the Council a five-year Capital Program of at least three months prior to the final date for submission of the budget.

b. **Contents.** The Capital Program shall include:

- i) A clear general summary of its contents;
- ii) A list of all capital improvements which are proposed to be undertaken during the five (5) fiscal years next ensuing, with appropriate supporting information as to the necessity for such improvements;
- iii) Cost estimates, method of financing and recommended time schedules for each improvement; and
- iv) The estimated annual cost of operating and maintaining the facilities to be constructed or acquired.

Capital Improvement Plan 2021 Proposed

CAPITAL IMPROVEMENTS			FY 2018	FY 2019	FY2020	FY2021	Difference	Difference
910			Actual	Actual	Current	Proposed	Dollar	%
0910	3445	Town Buildings Reserves	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	0.00%
0910	3460	Environmental Reserves	\$ 32,000	\$ 32,000	\$ 32,000	\$ 32,000	\$ -	0.00%
0910	3470	Equipment Reserves	\$ 336,000	\$ 467,300	\$ 489,256	\$ 483,200	\$ -	0.00%
0910	8115	Road Paving	\$ 275	\$ 150,000	\$ 199,805	\$ 344,266	\$ 144,461	72.30%
		Total Capital Improvements	\$ 418,275	\$ 699,300	\$ 771,061	\$ 909,466	\$ 138,405	17.95%

\$200,000 funded from TIF funds this year to pay for Tuttle Road Sidewalk Completion 50/50 with MDOT

Council Order 19-99 - \$170,000 for Quiet Zones at RT 9 by Cross Rd - Greely Rd and Tuttle Rd

Money is in Road Paving Funds for RR Crossing Work. Summer of 2020 Paving Plan will be deferred. Road Paving Plan needs to be rebuilt and committed to \$800,000. Too many "crisis projects" have derailed the current schedule.

MDOT projects need a separate level of funding - \$200k per year if we want to continue to secure State funds.

Capital Improvement Plan 2021- Council

Capital Projects on the Horizon	Preliminary Costs (2020)	Funding Source	Annual Escalation (5%) 2025 Cost
1- Fund Balance Catch-up	\$700,000	General Fund - 3.5% Esc	\$831,380
Annual CIP Depreciation Catch-up Funding	\$400,000	General Fund - Lease Purchase	\$400,000
Annual Paving - Catch-up	\$300,000	TIF- General Fund	\$382,884
Property Revaluation - FY 2022 or 2023	\$350,000	General Fund	\$350,000
Solar Field Funding - FY 2026	\$640,000	General Fund- Bonding	\$640,000
Annual Paving - MDOT Cost Sharing Projects Blackstrap , Blanchard, Skillin, Tuttle, Rt 9, Rt 100, Rt 88, Main St, Longwoods Rd, Winn Rd	\$175,000	TIF- General Fund	\$223,349
Land Acquisition Reserves	\$500,000	Crossing Brook Sales and End of Year surplus	\$500,000
Route 100 Sidewalk Safety Improvements	\$930,000	TIF- General Fund	\$1,186,942
Bruce Hill Rd Water Tank @ Blueberry Hill - PS - for WC System	\$4,000,000	TIF- General Fund	\$5,105,126
Bruce Hill Rd Area (N) Water lines for Homes & Fire Protection	\$6,000,000	General Fund- Bonding	\$7,657,689
Greely Rd Shoulders & Paving	\$5M to \$7.6 M	General Fund- Bonding	\$6.4M to \$9.7M
Greely Rd Extension Sidewalk or Shoulders & Paving	\$2.3M to \$3.5M	General Fund- Bonding	\$2.94M to \$4.8M
Prince Memorial Library	\$6,000,000	Fund Raising	\$7,657,689
Middle Road North Waterline Project - Loop connection	\$860,000	General Fund- Bonding	\$1,097,602
Police Station Renovation or new Station	\$3,000,000	General Fund- Bonding	\$3,828,845
Range Road Rehab Completion + Rt. 100 Water Line loop	\$1,320,000	TIF- General Fund	\$1,684,692
<i>Future - Asset MGMT Project underway by Fin. Dir</i>			
Twin Brook Field Renovations	TBD	General Fund- Bonding	TBD
Town Property Invasives	\$10,000 per 2 day work	General Fund- Bonding	\$10,000 per 2 day work
Town Property Improvements(roofs, paving, etc.)	\$75,000	General Fund- Bonding	\$75,000
Other Neighborhood Projects	TBD	General Fund- Bonding	TBD

Capital Improvement Plan 2021- Council

Capital Projects on the Horizon	Preliminary Costs (2020)	Funding Source	Annual Escalation (5%) 2025 Cost
1- Fund Balance Catch-up	\$700,000	General Fund - 3.5% Esc	\$831,380
Annual CIP Depreciation Catch-up Funding	\$400,000	General Fund - Lease Purchase	\$400,000
Annual Paving - Catch-up	\$300,000	TIF- General Fund	\$382,884
Property Revaluation - FY 2022 or 2023	\$350,000	General Fund	\$350,000
Solar Field Funding - FY 2026	\$640,000	General Fund- Bonding	\$640,000
Annual Paving - MDOT Cost Sharing Projects Blackstrap , Blanchard, Skillin, Tuttle, Rt 9, Rt 100, Rt 88, Main St, Longwoods Rd, Winn Rd	\$175,000	TIF- General Fund	\$223,349
Land Acquisition Reserves	\$500,000	Crossing Brook Sales and End of Year surplus	\$500,000

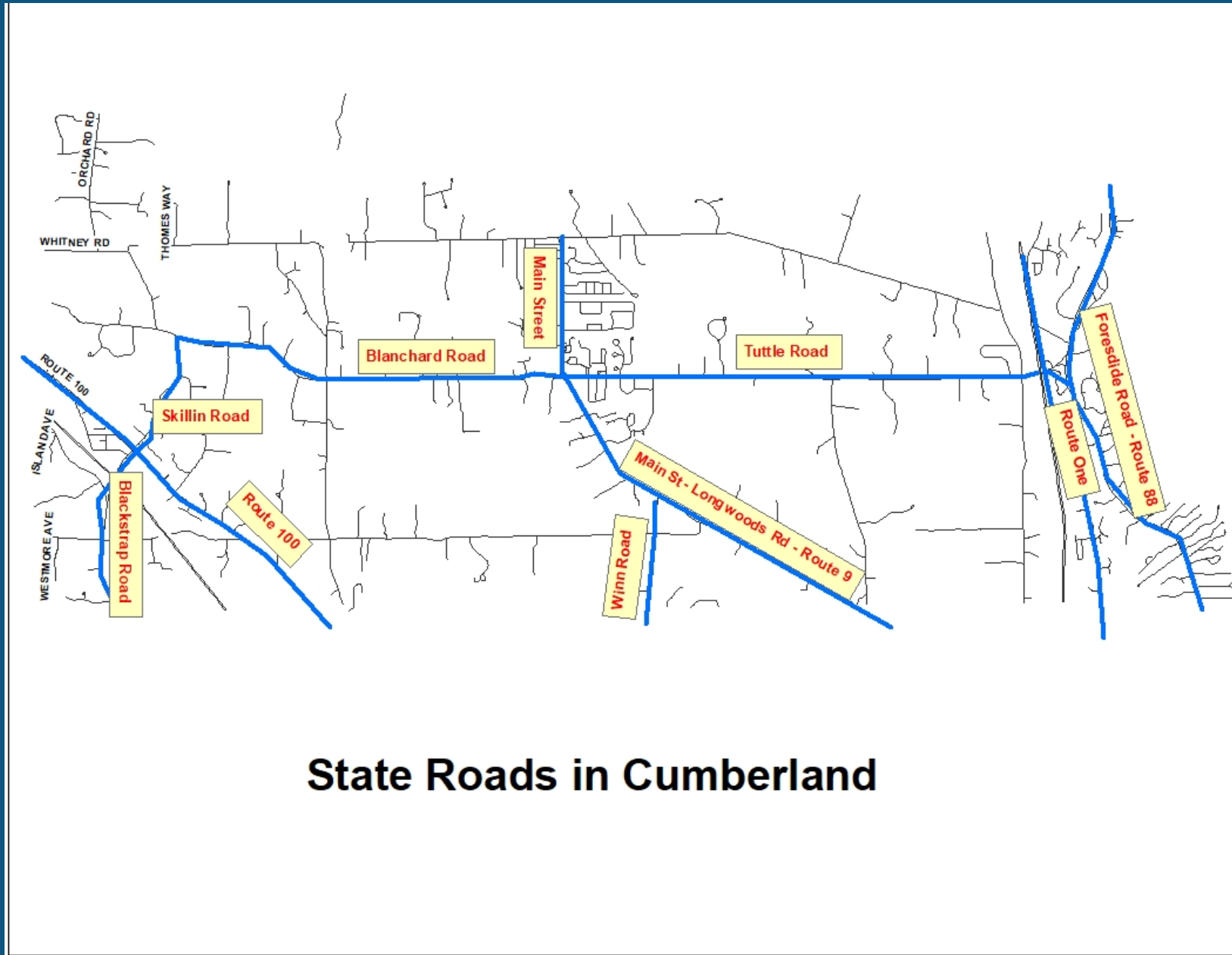
Capital Improvement Plan 2021- Council

Capital Projects on the Horizon	Preliminary Costs (2020)	Funding Source	Annual Escalation (5%) 2025 Cost
Route 100 Sidewalk Safety Improvements	\$930,000	TIF- General Fund	\$1,186,942
Bruce Hill Rd Water Tank @ Blueberry Hill - PS - for WC System	\$4,000,000	TIF- General Fund	\$5,105,126
Bruce Hill Rd Area (N) Water lines for Homes & Fire Protection	\$6,000,000	General Fund- Bonding	\$7,657,689
Greely Rd Shoulders & Paving	\$5M to \$7.6 M	General Fund- Bonding	\$6.4M to \$9.7M
Greely Rd Extension Sidewalk or Shoulders & Paving	\$2.3M to \$3.5M	General Fund- Bonding	\$2.94M to \$4.8M
Prince Memorial Library	\$6,000,000	Fund Raising	\$7,657,689
Middle Road North Waterline Project - Loop connection	\$860,000	General Fund- Bonding	\$1,097,602
Police Station Renovation or new Station	\$3,000,000	General Fund- Bonding	\$3,828,845
Range Road Rehab Completion + Rt. 100 Water Line loop	\$1,320,000	TIF- General Fund	\$1,684,692

Capital Improvement Plan 2021- Council



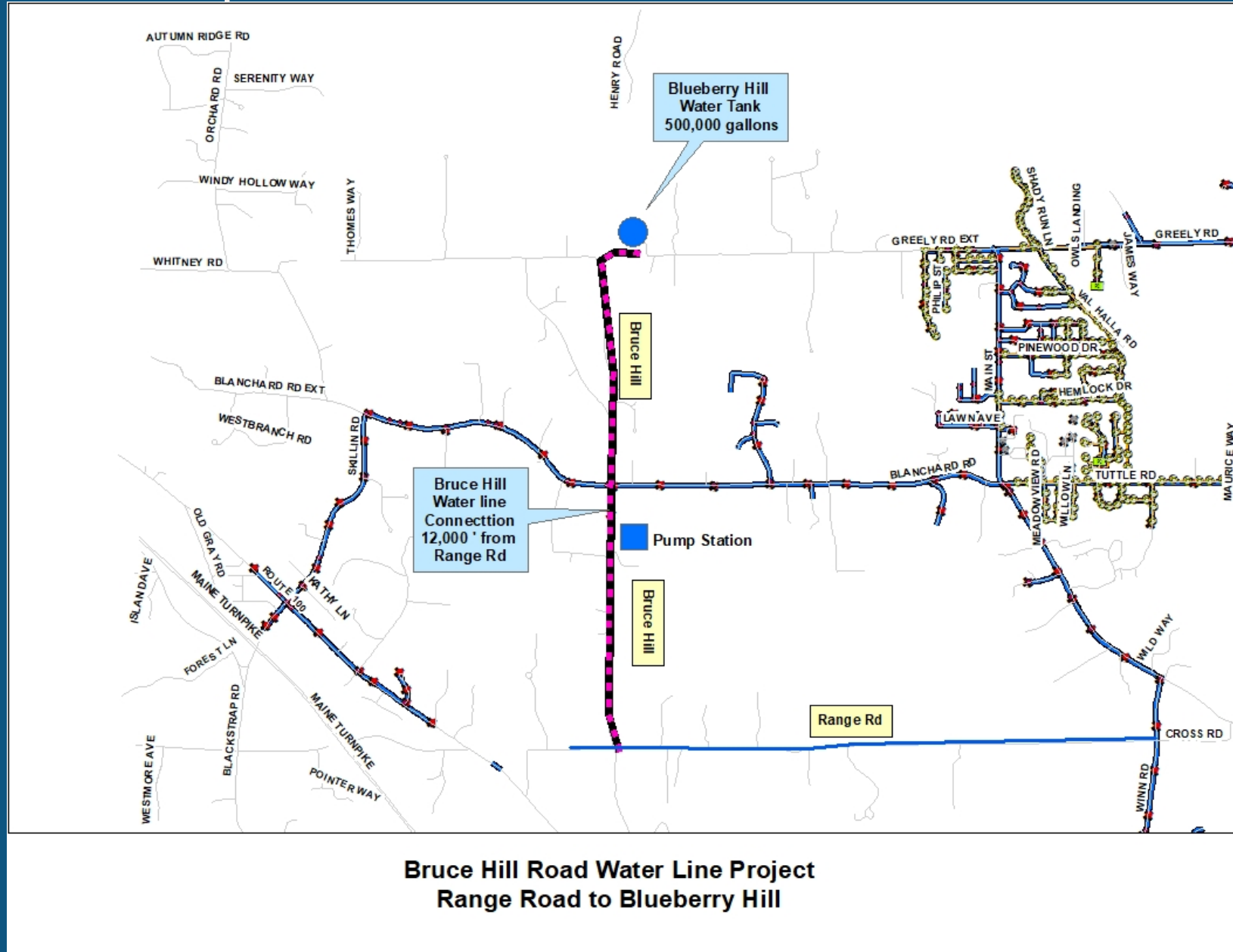
Capital Improvement Plan 2021- Council



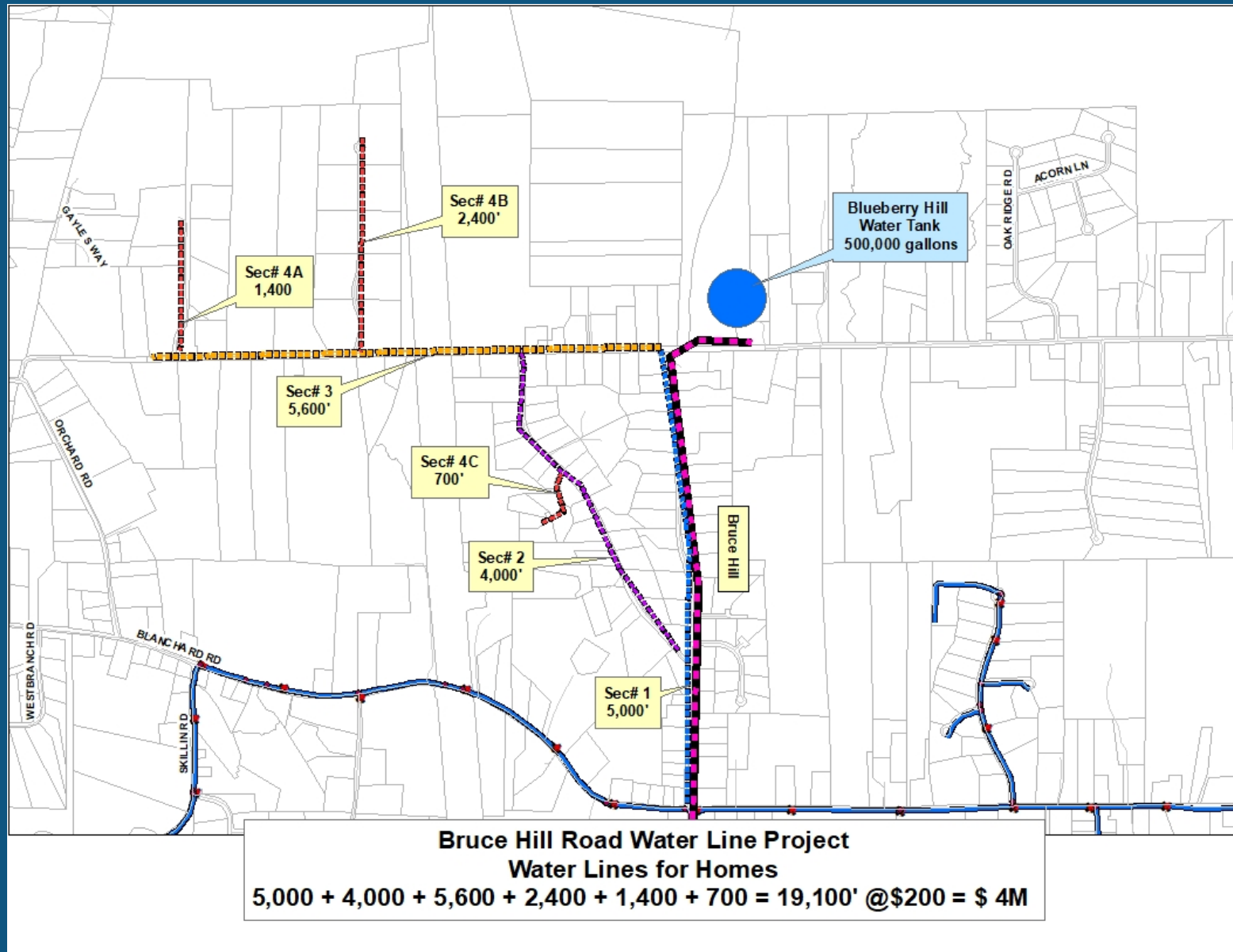
Capital Improvement Plan 2021- Council



Capital Improvement Plan 2021- Council



Capital Improvement Plan 2021- Council



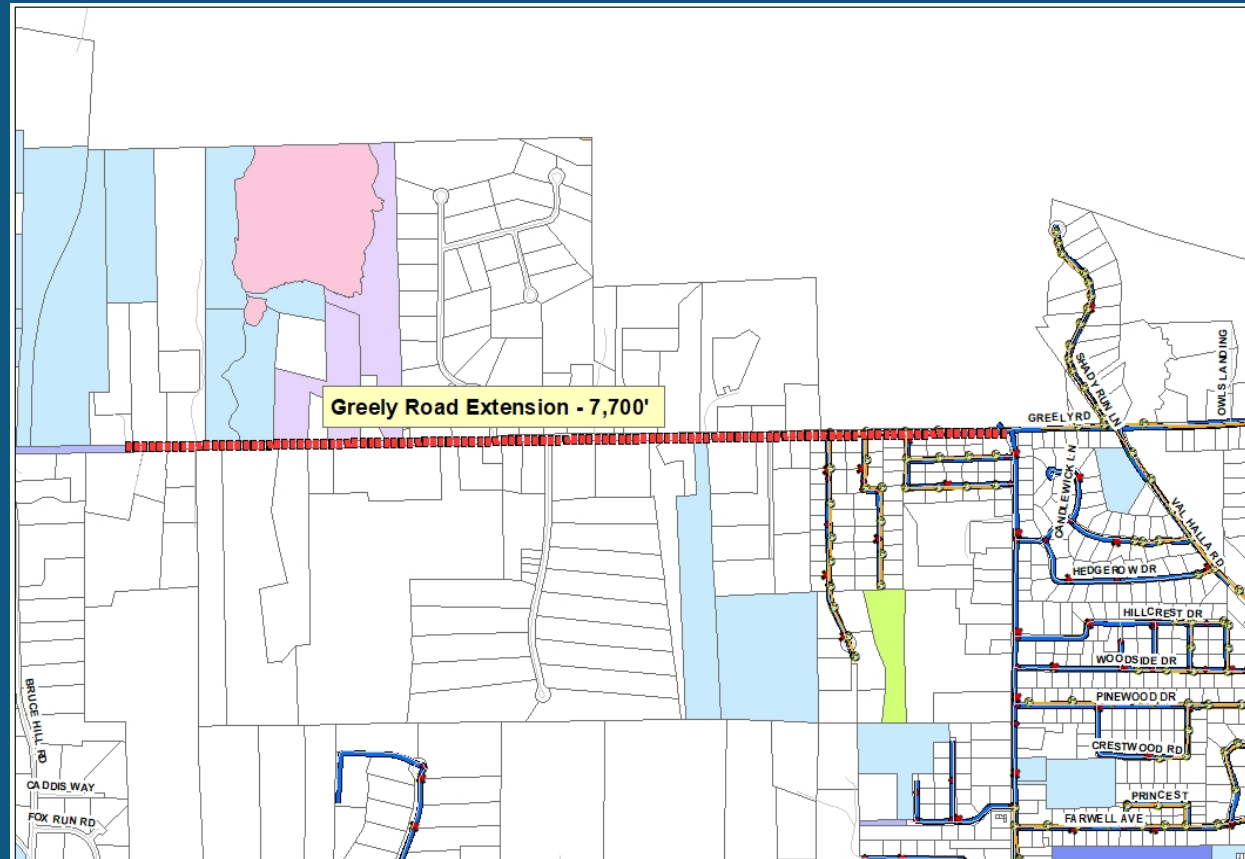
Capital Improvement Plan 2021- Council



Capital Improvement Plan 2021- Council

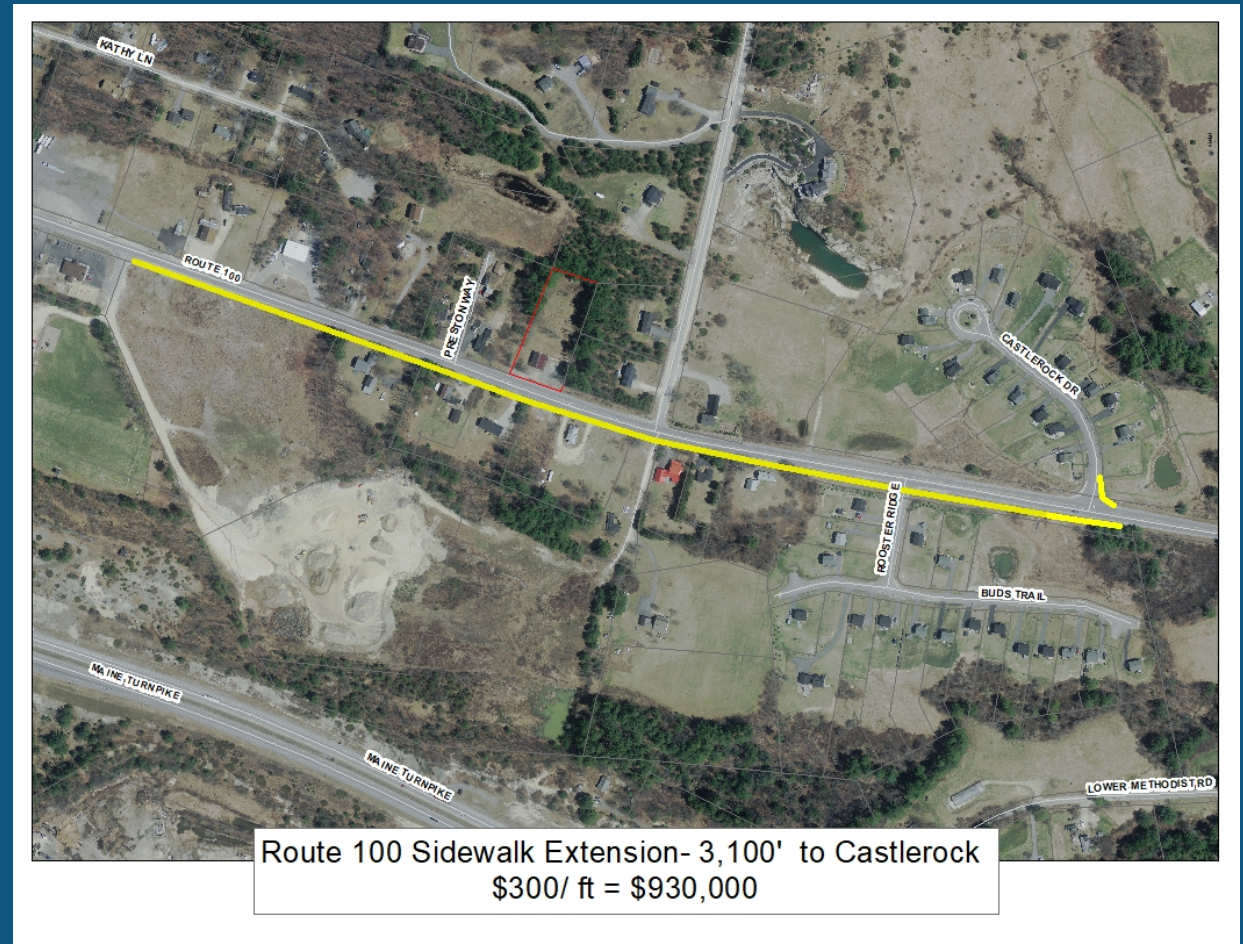
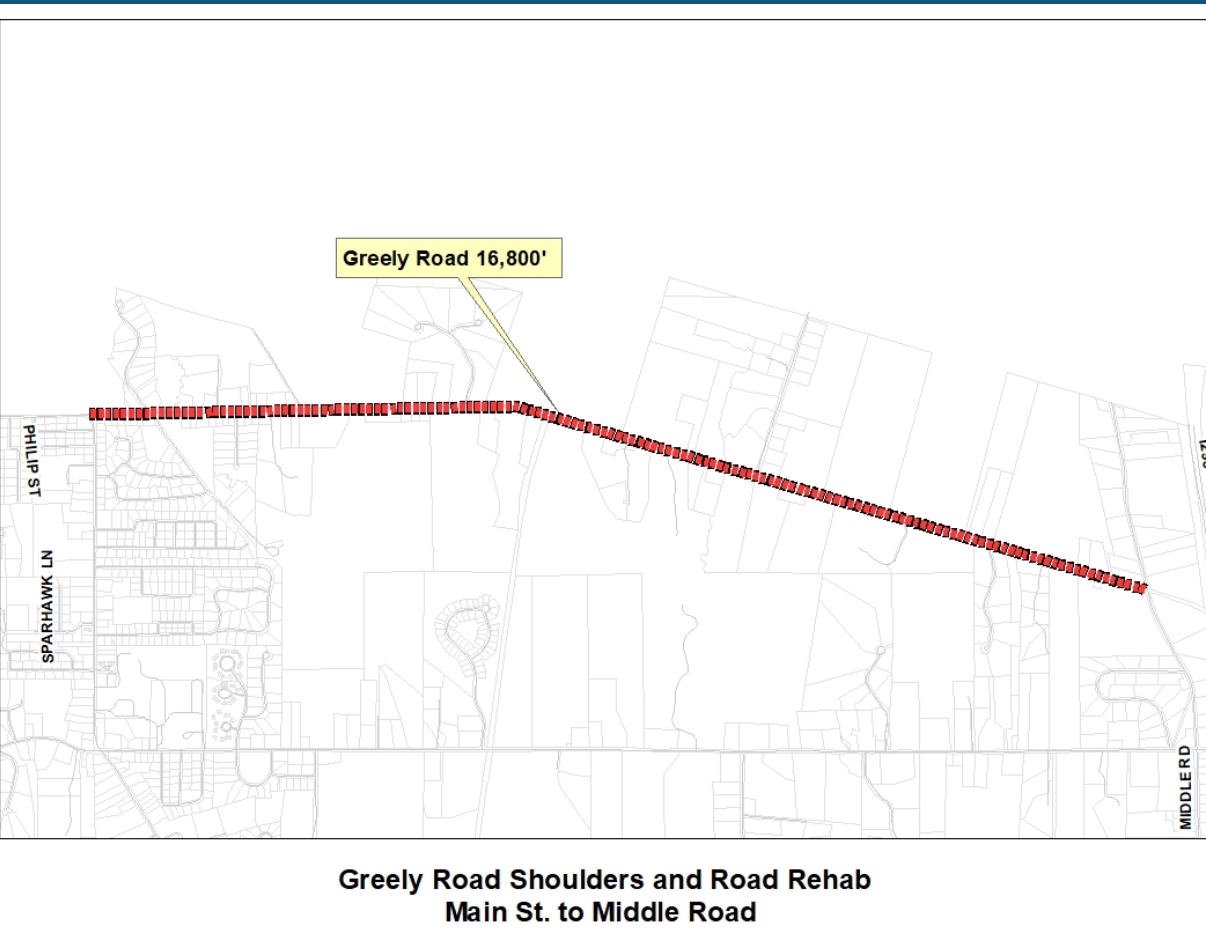


Range Road - Rt 100 Water Line Loop and Road Rehab Project



Greely Road Extension Shoulder and Road Rehab

Capital Improvement Plan 2021- Council



Capital Improvement Plan 2021- Council

Historical Society & Library Expansion Project




Proposed Expansion Design by Scott Simons Architects

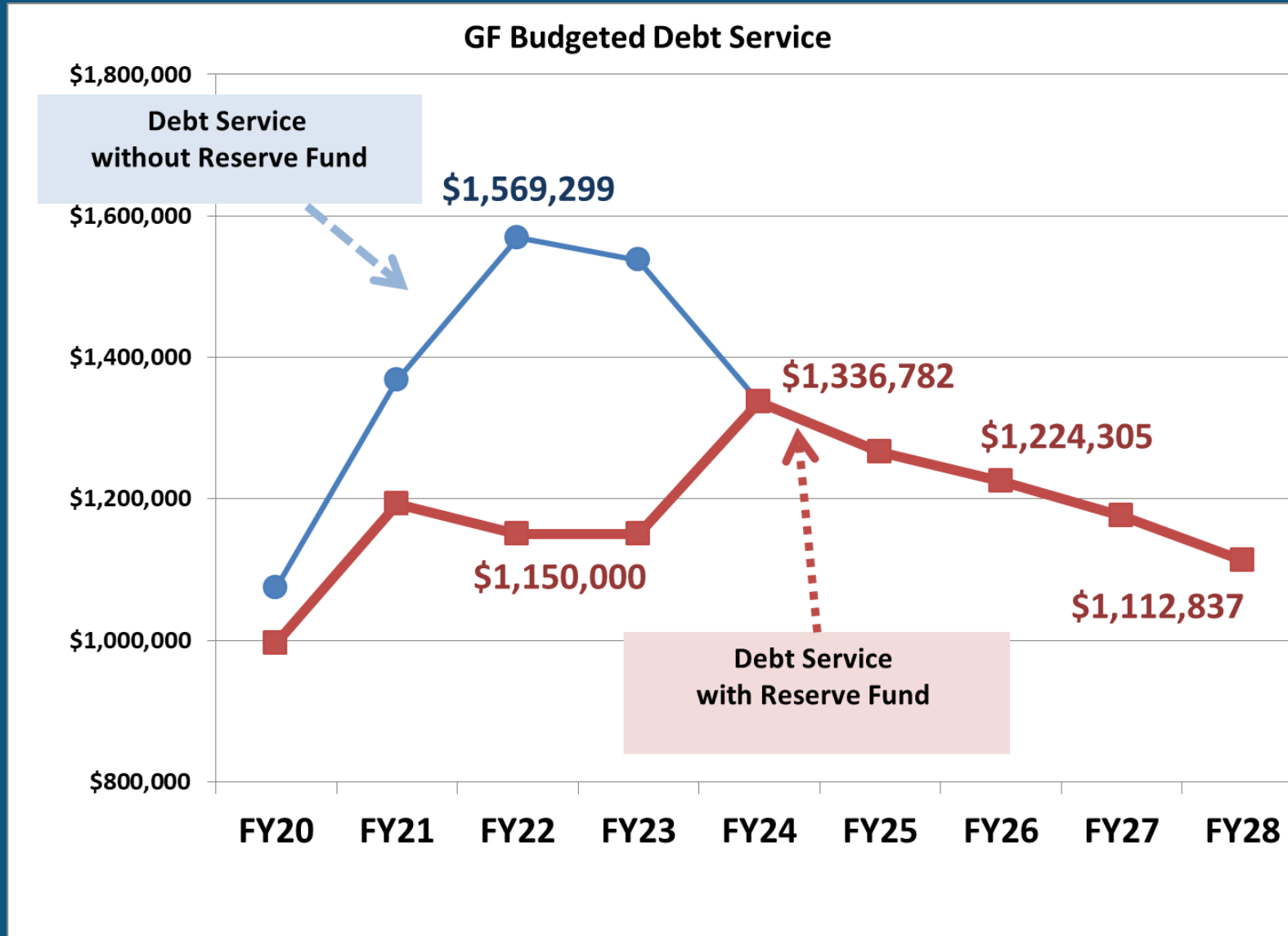
Capital Improvement Plan 2021- Council



Capital Improvement Plan 2021- Council

Capital Projects on the Horizon 	Preliminary Costs (2020)	Funding Source	Annual Escalation (5%) 2025 Cost
<i>Future - Asset MGMT Project underway by Fin. Dir</i>			
Twin Brook Field Renovations	TBD	General Fund- Bonding	TBD
Town Property Invasives	\$10,000 per 2 day work	General Fund- Bonding	\$10,000 per 2 day work
Town Property Improvements(roofs, paving, etc.)	\$75,000	General Fund- Bonding	\$75,000
Other Neighborhood Projects	TBD	General Fund- Bonding	TBD

Capital Improvement Plan 2021- Council



Debt Schedule For Planning Purposes

Every \$1M Bonded
Requires \$80,000 of New Debt

Other Options vs Bonding

- Grants
- TIF Fund
- General Fund Budget
- Reserves – Saving over a period of Time

Capital Improvement Plan 2021

Thank you for your time!

Questions??