



Town Manager's Report to the Town Council

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

END OF FY 2013 BUDGET SUMMARY

Sunday, June 30, 2013 was the end of our FY2013 and it appears we will end the year in the black. We were under budget by approximately \$224,000 and the Sewer Department was under budget by approximately \$49,000. Our revenues exceeded our projections by approximately \$114,000. We will have final numbers in late August when we complete our annual audit.

FY2014 BUDGET AMENDMENT ORDER

The recently adopted biennial state budget requires us to amend our FY2014 municipal budget for the following reasons:

- ◆ Revenue Sharing Decreased by 203,435
- ◆ School Revenues Increased by 162,578
- ◆ Teacher Retirement Expense Increased by 197,812

The loss of Revenue Sharing is offset somewhat by a projected increase in Taxable Valuation Revenue of \$64,405 and the reduction of \$50,000 to education due to heating fuel savings of \$85,234 and an increase in school revenues.

In the Council Packet is Order No. 6-2013, which will amend Council Order No. 1-2013: The 2013-2014 Winslow Municipal Budget, to reflect the changes highlighted above. To avoid raising the tax rate, Order No 6-2013 calls for an increase in the use of surplus funds to make up for a net revenue shortfall of \$89,030 due to the loss of revenue sharing.

We will need to have another School Budget Validation Vote and the Town Clerk will need to schedule the vote 30 days from the date the ballots are available. Since we are printing the ballot ourselves, the validation

vote can be scheduled as soon as the Town Council approves of the amendment order.

We will be advertising and allowing public comment on the amendment order at Monday's Town Council meeting. Therefore, I will be requesting that the Town Council waive the second reading so we can move forward with the validation vote.

PROPERTY TAX FORECLOSURES

On February 25, 2013 the town foreclosed on seven (7) properties for non payment of property taxes. All of the former property owners were sent a letter informing them they had 90 days to reacquire their property by paying all back taxes and the coming year taxes. Three property owners responded and paid the necessary fees to reacquire their property.

The attached spreadsheet titled "Tax Acquired Property" details the four properties that were not reacquired by their previous owners. As you will see one of the properties, 23 Rancourt Avenue, includes a Cape style home on 0.23 acres of land and is assessed for \$99,300. I have attached photos of the home and the Assessor's property card. A second property located on the Maple Ridge Road consists of 30 acres of land and is assessed at \$36,600. This property is currently being utilized as a hay field. The third property located on the Abbott Road is 0.04 acres and has only one abutting property owner. It is the former site of the East Winslow Baptist Church. The fourth property is on the Albion Road and is 0.38 acres. This property abuts our 400+ acre Town Forest.

I have included these properties as a discussion item on Monday night's agenda so we can discuss the sale or use of these properties.

Tax Acquired Property

MAP	LOT	SUB	NO	STREET	LAND	BLDG	TOTAL	BK/PAGE	DATE Foreclosed	ACRES	PREVIOUS OWNER	Total Unpaid
3	8	H		Maple Ridge Road	36,600		36,600	1700/222	2/25/2013	30	Conant, Ralph	\$1,921.06
12	30	B		Albion Road	10,600		10,600	1953/046	2/25/2013	0.38	Hawes, Cecile	\$515.47
9	21		1	Abbott Road	14,100	1,900	16,000	1639/001	2/25/2013	0.04	East Winslow Baptist Church Assoc	\$883.34
26	142			23 Rancourt Ave	17,700	81,600	99,300	3352/061	2/25/2013	0.23	Lizotte, Joseph & Carol	\$4,683.99
						TOTAL	162,500					\$8,003.86

23 Rancourt Avenue

