



Town Manager's Report to the Town Council

Submitted by:
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March 6, 2013

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

MUNICIPAL BUILDING RENOVATION & CONSTRUCTION PROJECT

I am pleased to report that our Municipal Building Renovation and Construction project came in under budget by \$1,623. Council Order No. 14-2012 authorized total project expenditures of \$735,721. Total project costs came in at \$734,097.

We originally budgeted \$638,408 for the Police Department portion of the project. We had \$10,251 in additional costs related to change orders and \$1,987 in additional costs that was not paid directly to the contractor. Total costs for the Police Department project is \$650,646.

We had budgeted \$97,313 for the Town Office portion of the project and our actual costs came in at \$83,451, leaving us a balance of \$13,861.

Funding for the total project was placed in two separate accounts and therefore project funds need to be transferred from one account to another. In the Council Packet is Resolution No. 10-2013, which if approved will authorize me to transfer project funds from the Municipal Building Capital Account to the Police Facility Capital Account to cover the additional costs related to that portion of the project.

WATERVILLE/WINSLOW NATURAL GAS UTILITY?

After months of evaluating our energy options in this region the Sustain Mid Maine Coalition's Energy Team made an appeal to the Waterville Development Corp. to fund a study to determine the feasibility of forming a consumer or municipal owned natural gas district to serve Waterville and Winslow. The Waterville Development Corp. committed \$40,000 to help fund the study. The SMMC Energy Team

believes the formation of a gas district could allow this region to negotiate more favorable gas prices. Such a district would also allow us to begin distributing natural gas in the form of mini districts before a high pressure gas line arrives in our area. Forming a gas district will require action by the State Legislature.

Our State Representative (Councilor) Catherine Nadeau worked closely with Energy Team to develop enabling legislation, which will be submitted to the Legislature for consideration. Councilor Kenneth Fletcher has been a vital member of the Energy Team and assisted in the development of the enabling legislation. The legislation, if enacted, would authorize Waterville and Winslow to form a natural gas utility with exclusive rights to distribute natural gas in our communities.

At their meeting on Tuesday, March 5th, the Waterville City Council voted to support the enacting legislation.

In the Council Packet are two resolutions, which if approved would endorse the enabling legislation and express our interest in joining the Kennebec Valley Gas District. The study being performed will shed more light on the feasibility of forming such a district. If the Council is agreeable I would like to contribute \$5,000 of our TIF funds to support the study.

TAX ACQUIRED PROPERTY

On February 25, 2013, we acquired 7 properties due to unpaid property taxes. I have already been contacted by the previous owners of two of the properties who have expressed an interest in reacquiring their property.

Within the next week I will be contacting the previous owners of all the properties and informing them on what the cost will be to reacquire their property. They will be given 90 days to pay the cost in full. See attached Spreadsheet.