



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.

VSD MOU

As you may recall, at an earlier Town Council meeting Paul Fongemie and I were authorized to meet with the Vassalboro Sanitary District (VSD) to discuss the possibility of the VSD connecting its sewer system to our sewer system. VSD decided connecting to our system was its preferred option after a study concluded a significant upgrade of its existing treatment systems is becoming increasingly urgent (*see attached Executive Summary*). During our discussions it was concluded that an MOU between the Town of Winslow and VSD would be beneficial in facilitating the development of an Interlocal Sewer Agreement between the parties. The MOU would also put the VSD in a position to begin applying for grant funding to help fund the project. In the Council Packet is Resolution No. 16-2015, which if approved will authorize me to sign such an MOU with VSD.

WUNDERLICH-MALEC IN NEED OF MORE SPACE

Wunderlich-Malec currently occupies two lots in our industrial park off of the Augusta Road. The company provides engineering, system integration and fabrication solutions. I recently met with two company representatives, Alan Libby and Eric Albee. They explained that they are going to redevelop their first lot in the park by demolishing the older existing structure and then building a new 3 million dollar facility, which they hope to complete this year. They said it is then likely they will approach the town to purchase another lot in the park to build a third facility. They said this planned expansion will be adding jobs at the site.

Mr. Libby went on to explain that they have a metal building on the lot where they are planning to build the new facility this year, which they need to move. He said across the street from their lot is a small plot of land owned by the town that would be suitable for the metal building they need to move. Mr. Libby asked if the town would be willing to give Wunderlich-Malec the small plot of land for them to relocate their building to. I told Mr. Libby that I would present his request to the Town Council at the June 8th meeting and he said he will plan to attend the meeting as well.

The small plot of land Mr. Libby is referring to is Lot #1 in our industrial park. The lot consists of 7.77 acres. In 2011 we committed 6.71 of those acres to a conservation easement so that ALCOM could do an expansion at its site in the park. That left 1.06 acres available on Lot #1 for development (*see attached map*).

However, with only 1.06 acres available that means anyone wishing to develop the site would not be allowed to put in a septic system, which would be necessary because Town Sewer is not available. Therefore, any development to the 1.06 acres is extremely limited.

Between now and the Council meeting on June 8th I will be exploring whether we can subdivide Lot #1 so we can convey the 1.06 acres to Wunderlich-Malec or if our only option is to lease the lot to them.

REGIONAL FIRE TRAINING FACILITY

I recently met with Waterville City Manager Mike Roy, Fairfield Town Manager Josh Reny, Fire Chief Dave LaFountain and Fairfield Fire Chief Duane Bickford. We discussed a 2014 report by the Central Maine Training Facility Coalition that pointed out a need for an Emergency Services Training Facility in our region (*a copy of the report is included in the Council packet*). The report estimates the cost for such a facility would be approximately \$463,677.

We then discussed the possibility of the three communities collaborating to build such a training facility. Mr. Reny pointed out that Fairfield owns land that would be a suitable site for the facility and that some of the engineering for the facility has already been completed by the Town of Fairfield. He added that KVCC has expressed an interest in being a partner in the development and use of the training facility, which would allow them to offer a certificate program through the college.

We concluded that the three communities should form a committee to explore the possible development of a regional training facility. Therefore I will be requesting that 1 Town Councilor and Fire Capt. Kevin Fredette be appointed to the committee.

INDUSTRIAL BUILDING UPGRADE

I am currently working with Johnny's Selected Seeds to replace four old condensing units with three (3) 5 ton condensing units and one (1) 2.5 ton condensing unit. The cost of this project is \$10,100, which will be prorated over the life of the project and the prorated amount will be added to Johnny's monthly lease payment.

CMGC MEMBERSHIP FEE INCREASING

In January I reported that the Central Maine Growth Council (CMGC) was reorganizing to improve its delivery of economic development services to the communities of Fairfield, Waterville and Winslow.

Winslow has been a member of the CMGC since 2001. The CMGC was instrumental in helping AL-COM with its most recent expansion. It was also instrumental in helping Orion RopeWorks expand its business here in Winslow.

The organization is somewhat unique because it involves a partnership between local government and private businesses. For example, private businesses contribute approximately \$67,000 to the organization annually and the three municipalities currently contribute a total of \$59,950 annually.

As a result of the reorganization the municipal fees will be increasing to \$79,650. Winslow's annual contribution will increase from \$16,656 to \$23,895 (*see attached fee scale calculation*). This increase will not impact the current budget because we are paying these dues with TIF funds.

I continue to support the CMGC because I believe a regional approach to economic development is the best approach. I also believe the private/public partnership has given the organization a unique perspective when planning and developing economic development strategies.

BORROWING AND REFUNDING ORDERS

Order No. 7-2017

This Order will authorize me to borrow up to \$875,000 to fund the following:

- Street Sweeper (200,000)

- Wheeler Plow Truck (185,000)
- Front End Loader (185,000)
- Plow Package for Loader (30,000)
- Loader Snow Blower (120,000)
- Rebuild PW Driveway (26,000)
- Library Parking Lot (65,000)
- Fire Dept. Apron (34,064)

Order No. 8-2015

This Order will authorize me to refinance two of our existing bonds (*2006-School & 2007-PW Garage*). Attached to this report is a spreadsheet that shows the current payments (*column A*) and the projected new payments (*column E*). The last column reflects the projected savings. For example, for the 2006 Bonds the projected savings for FY2016 is \$14,521 and for the 2007 Bonds the projected savings is \$11,946. The total projected savings over the life of both bonds is \$191,255. The total net savings (*less the cost of issuance*) over the life the bonds is \$172,384.

BIZIER STREET PROPERTY

As you may recall, the Town Council Authorized me to contract with a realtor to sell 0.74 acres of town owned land on Bizier Street (*Resolution No. 11-2015*). When I recently inspected the property with a local realtor we concluded that the property is not suitable for building upon. Primarily because of a very deep ravine that runs along the back portion of the property. Since the town uses a portion of that ravine for drainage I recommend that we maintain ownership of the parcel.

FIRE DEPT. REROOFING PROJECT

We had four roofing contractors who submitted a bid to reroof the Fire Dept. roof (*see attached bids*). As you will see, C.O. Beck and Sons were the lowest bidders at \$51,370. We had budgeted \$84,000 for the project so we are expected to come in well under budget. The project will be completed by the end of September.