



# Town Manager's Report to the Town Council

Submitted by:  
Michael W. Heavener  
July 7, 2015

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

## SOLAR ORDINANCE NEEDED

On June 18, 2015, at 5:00 PM, Aaron Svedlow of Ranger Solar conducted a solar workshop for Winslow Planning Board members. Ranger Solar is a utility scale solar development company focused on the New England region. Mr. Svedlow said they are currently looking at a site on the Heywood Road here in Winslow for a large scale solar project in the 10 to 20 MW range. He said the project could cost as much as 25 million.

In order for such a project to be constructed here in Winslow, we will need to develop a utility scale solar ordinance. To accommodate Ranger Solar's timeline we should have such an ordinance adopted on or before October 13, 2015.

To help facilitate the development of a utility scale solar ordinance the Planning Board is requesting that the Town Council form a Solar Ordinance Committee consisting of **Mike Parker, Elery Keene, Gary Owen, Chris Huck (KVCOG)** and **one or two Town Councilors**. The committee should first be charged with developing a utility scale solar ordinance to be presented to the Town Council on or before September 14, 2015. After the development of the utility scale solar ordinance the committee should be charged with developing a business and residential scale solar ordinance.

## LEASE WITH WUNDERLICH PROPERTIES, LLC

As requested by the Town Council, I have worked with the Town Attorney's Office and Neal Wunderlich to develop a commercial lease for lot #1 in our Industrial Park. Since only 1 acre of the 7.7 acres of this lot is developable, I am proposing that the annual lease payment be equivalent to the tax assessment if it were taxable (\$649.45). In addition, since municipal sewer is not available to this lot the use is limited. Order No. 9-2015 in the Council Packet will authorize me to sign this lease. I will also be asking the Town Council to waive the second reading due to the fact that Wunderlich-Malec is on an accelerated timeline to construct a new facility.

## PROPOSED RENOVATION

When we did the renovation and expansion of the Police Department and Town Office in 2012 the Fire Marshal's Office also required that we renovate the Town Office entrance so that it is ADA compliant. At the time they did not specify when the renovations needed to be done.

We have sufficient funds in our Town Office Capital Account to do the project this year. Therefore, I have prepared Resolution No. 18-2015, which will authorize me to do the required renovations.

## CHANGES IN THE FIRE DEPARTMENT

Attached to this report is a notice from Fire Chief David LaFountain regarding the resignations of Deputy Fire Chief Dana Michaud and Lieutenant John Lacombe. In light of their many years of service and at the request of Town Councilor Caron, I have prepared two resolutions that recognize them for their meritorious service.

## CMGC MEMBERSHIP FEE INCREASING

In January and at last month's Council meeting 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 ALCOM 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.

Kim Lindlof of the Chamber and Economic Development Specialist Garvan Donegan of the Growth Council will be attending our July meeting to explain the new structure of the Growth Council and the need for the increase in municipal dues.

### **IT SERVICE AGREEMENT RENEWAL**

Our current Information Technology (IT) Service Agreement with the City of Waterville has expired and a new agreement has been prepared. The new agreement is for a three year term and represents an increase over last year of \$7,694. The primary reason for the increase is that 6 computers at the Library were added to the cost sharing formula. Although the 6 computers have been serviced by the IT staff in the past, they were omitted from the cost sharing formula in an effort by the IT staff to help control the Library's IT costs. The City of Waterville is now providing IT services to the Waterville Library and the Town of Oakland so they included the 6 computers in this agreement in order to be consistent with their cost sharing formula.

Order No. 10-2015 will authorize me to sign the new IT Service Agreement. Since the current agreement has expired I will be requesting that the second reading be waived.

### **POSSIBLE COUNTY TAX INCREASE**

Attached to this report is a letter from Kennebec County Administrator Robert Devlin. As you will see he is making us aware that the County Tax could increase an additional 3% or \$167,000 as a result of the passage of LD 186. If this increase occurs our County Tax will increase by 4.6% to \$566,872 and will be \$13,841 more than we had budgeted for FY2016.

### **PROPERTY MAINTENANCE ORDINANCE**

The State has recently enacted LD 1203, which is an Act to address the detrimental effects of abandoned properties and it gives municipalities the authority to manage abandoned properties. This new State statute is comprehensive and eliminates the need for us to pass our own ordinance.

When the Town Attorney reviewed our proposed Property Maintenance Ordinance he expressed some concern about maintaining a listing of people who are away for extended periods of time because the list would be a public record and releasable upon request. I also have some concern about the amount of time our Part-time CEO would need to spend on enforcing the requirements in the proposed ordinance.

I have attached the new State statute to this report for your review and consideration. I recommend that you do not pass our proposed property maintenance ordinance and rely on the new statute to manage abandoned properties.

### **FIRE TRAINING FACILITY**

Fire Chief David LaFountain will be attending our July meeting to answer any questions the Town Council may have regarding the newly formed Fire Training Facility Committee.

### **END OF YEAR BUDGET REPORT**

In the Council packet is an end of FY2015 budget report. As you will see, municipal expenditures were \$39,463 less than budgeted. Excluding taxes, municipal revenues were \$192,853 higher than projected. We still have to collect \$632,489 in unpaid taxes. These numbers are not final and will likely change following the annual financial audit.

In the school budget report it appears the schools ended with a surplus of \$110,205, however, due to a revenue shortfall they actually used an additional \$105,000 of their fund balance to cover their expenditures.