



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.

JOHNNY'S SELECTED SEEDS LEASE

I recently met with Gary Zemrak and Joe Nixon of Johnny's Selected Seeds regarding their lease which will expire on June 30, 2016. They indicated they would like to renew the lease with the same terms and conditions of their existing lease. The proposed renewal term, therefore, for the new lease would read in-part as follows:

Renewal Terms. *Tenant shall have the right to renew this lease for four (4) consecutive terms of three (3) years each.*

As a result the lease could run 9 years or until 2025.

The lease payment in the current lease increased 2% every other year. Therefore, the proposed annual lease payments over the life of the new lease would be as follows:

FY 2016 & 2017 = \$102,576

FY 2018 & 2019 = \$104,628

FY 2020 & 2021 = \$106,720

FY 2022 & 2023 = \$108,854

FY 2024 & 2025 = \$111,032

If the Council are agreeable with these terms and lease payments then I will prepare a draft lease for Council consideration at either the December or January Council meeting.

GENERAL ASSISTANCE

I have prepared a 5 year summary of General Assistance payments and reimbursements (see attached). I used our annual fiscal year financial audit to prepare the summary. As you will see, the summary indicates that we have not consistently received our required 50% reimbursement from the state. The reason for this is that the General Assistance pro-

gram runs on a calendar year basis. In addition, reimbursements of \$5,000 or more each quarter takes several months to receive. We are also audited each year by the state to insure we are complying with the rules.

I asked Robette to give me the General Assistance numbers for calendar year 2014 and she provided me with the following:

Paid Out = \$8,046.45

Reimbursed = \$4,023.24

Actual Cost = \$4,023.21

PROPERTY USE REQUEST

As you may know, Steve Martin of S.B. Martin has the snow removal contract for the School Department. He parks his equipment on School property during the winter. He does not have a structure onsite to perform routine maintenance on his equipment.

Mr. Martin is asking if the town would be willing to allow him to build a maintenance garage on town owned property near the Elementary School. He said when he is done using the building he would give it to the town. Attached to this report is an aerial view that depicts the town owned property that is near the school and outlined in blue. There is a safe routes to school path through the property that leads to Barton St. Also attached to this report is a sketch prepared by Mr. Martin that depicts the approximate size and location of the proposed maintenance garage.

I would like to know if the Town Council would be agreeable to Mr. Martin's request through the use of a written agreement. His lease payment could be equivalent to the annual taxes for the property if it was taxable. We can discuss this further at the Council meeting.

