



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.

ALCOM PLANNING TO EXPAND PRODUCTION

In 2009 the Town Council approved a Tax Increment Financing (TIF) program that brought ALCOM to the Town of Winslow's Industrial Park on the Augusta Road (Rt. 201).

In 2010 Tom Sturtevant and Trapper Clark, of ALCOM, received the Maine Small Business Persons of the Year award from the Small Business Administration. Among their achievements they added 26 new jobs to their trailer manufacturing facility, bringing their employee count to 80. Since receiving their award ALCOM has added 22 new jobs bringing their total employee count to 102 and their total new job creation to 48.

Now ALCOM would like to increase production by 40% and in doing so will likely create approximately 80 new jobs here in Winslow. To increase production ALCOM will need to expand their current trailer parking area by 3 acres and as a result will displace some wetlands. DEP rules require that ALCOM offset the loss of wetlands with comparable land at an 8:1 ration. In other words if ALCOM displaces 1 acre of wetlands they will need to set aside 8 acres to be forever wild.

I have met separately with ALCOM and DEP officials, as well as, Elliot Thayer, ALCOM's Project Engineer to discuss the wetland offset requirement. Mr. Thayer estimates that ALCOM will need +/- 4 acres elsewhere to compensate for the displacement of wetlands in this expansion project.

Lot # 1 in the Industrial Park is 7.77 acres, and consists of about 3 acres of wetlands. I suggested to ALCOM that the town may be willing to allow them to use +/- 4 acres of Lot # 1 as their offset to satisfy the DEP requirement. This lot is not an ideal site for building due to the wetlands and drainage issues. If the town were to allow ALCOM to use a portion of this lot as an offset in the form of a con-

servation easement then the remainder of the lot could be used as an industrial park picnic area suitable for company cookouts and outings.

If the town is agreeable then ALCOM would like the town to take official action at the June 13th Town Council meeting so that they can begin construction in July of this year.

In addition to the Wetland offset, ALCOM would like the town to provide them with a drainage easement for a proposed wetpond outlet. In the Council packet are documents from Mr. Thayer explaining the conservation and drainage easement request. Representatives from ALCOM will be present at the May 9th Council meeting to discuss this matter further.

WINSLOW EXPERIENCING BUSINESS GROWTH

ALCOM's planned expansion comes at a time when other businesses in Winslow are having growth spurts as well.

Lohmann Animal Health completed new building construction last year and are planning to expand one of their existing buildings this year. They are also planning for new building construction next year. Along with their growth they have created new jobs.

Wunderlich-Malec Services, who are located in our Industrial Park, are planning to expand by adding a 40,000 sq/ft building to their property.

Finally, Johnny's Selected Seeds and Orion RopeWorks, who are both located in the town's industrial building, have experienced some growth over the past year.

All of this is very good news for the Town of Winslow.

RECOMMENDED GAT ADJUSTMENT

In your Council packet is Resolution No. 9-2011, which if approved would allow me to request our Guaranteed Annual Tonnage (GAT) be reduced from 3,400 to 3,100. Each year the MRC gives member organizations the opportunity to request an adjustment in their GAT, which is referred to as the GAT Trading Period. Therefore, in order for our request to be approved there must be another organization wishing to increase their GAT by 300 tons. The deadline for this year's request is July 1st.

In 2009 we were successful in lowering our GAT from 3,800 to 3,400. In 2010 our actual tonnage was 3,200.49 and as a result we will be subjected to a penalty. Our two year average for tonnage is 3,195 and therefore I am recommending we request our GAT be lower to 3,100 to avoid penalties in the future.

CMP SMART METERS

Central Maine Power (CMP) expects to begin installing Smart Meters in Winslow sometime this fall. CMP has 4,196 residential and business customers in Winslow.

Eric Wilkens, of CMP, will be present at our May 9th Council meeting to explain the Smart Meter Program and to answer any questions the Council may have. Included in the Council packet is information on the program.

POLICE CHIEF CONTRACT

In your Council packet is Order No. 5-2011 which will authorize me to sign an employment contract with Jeffrey Fenlason to perform the services of Police Chief. Our current contract with Chief Fenlason expires on June 30, 2011. The new contract will extend his employment here as Police Chief for another 3 years and it calls for a 2% salary increase effective July 1st of this year.

Chief Fenlason has done a very good job and I look forward to working with him over the next three years.

FORT HILL CEMETERY UPDATE

To date we have been unable to confirm the Town's ownership of the original Fort Hill Cemetery. We do have a copy of a deed that appears to convey ownership of the newer portion of the cemetery to the town. The burial sites we are concerned about and that may need to be moved are located in the newer portion of the cemetery.

Thus far this spring the slope appears to be holding up very well.