



# Town Manager's Report to the Town Council

Submitted by:  
Michael W. Heavener  
June 4, 2013

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

## SEWER INTEREST FEE UPDATE

In 1981 the town extended the sewer line on the China Road in the vicinity of Lohmann Animal Health. The Town Council at the time passed Order No. 16-1981 which required the Town Treasurer to collect a sewer connection fee from each abutting property owner whether the property was occupied or not. If the connection fee was not paid then the connection fee was to increase annually by 7%. The owners of 327 China Road decided at the time to not pay the connection fee.

Fast forward 31 years later and the sewer connection fee for 327 China Road is calculated as follows:

Connection Fee =	400.00
280' x \$14.50 =	<u>4,060.00</u>
Total without interest =	4,460.00
7% interest for 31 yrs =	<u>31,867.20</u>
Total with interest =	<b>36,327,20</b>

In order to adjust the interest owed the Town Council would likely need to amend the original Order No. 16-1981. I should point out that in the past an interest fee has been imposed on sewer projects to encourage the abutters to pay the connection fee, which helps to financially support the project.

At the February Town Council meeting I was asked to provide the Town Council with information on what other town's do to avoid such high interest costs.

Attached to this report is a summary of how the communities of Fairfield, Oakland and Waterville handle sewer extension projects. I have placed this item on the Council Agenda as a discussion item for further discussion.

## RECYCLING UPDATE

As you may recall Skills Inc in Waterville will no longer accept our recyclable materials after June 30, 2013. Central Maine Recycling in Vassalboro has agreed to take our recyclable materials beginning July 1, 2013. As a result of this new relationship we will be saving approximately \$8,000 annually.

In addition, there will be no change in how we collect our recyclable materials at the Library.

## PETER GARRETT—KMT

Peter Garrett from Kennebec Messalonskee Trails (KMT) is on the Town Council Agenda for June so that he can explain what KMT is thinking about doing with the donated land they received along the Kennebec River in Winslow.

Since I have been asked about property owner liability as it relates to trail systems, I have attached a copy of the Maine Statute protecting property owners from liability if someone is injured while using the property owner's property for recreational or harvesting activities.

## KSB SOCCER FIELD COMMITTEE

Members of the KSB Soccer Field Committee will be at the June Council meeting to discuss their progress of identifying a solution for the drainage issue at the KSB Soccer Field.

*(see other side)*

## TOWN CDBG UPDATE

We recently accepted bids regarding a roofing project at our Industrial Building, which is partially funded with CDBG funds. Attached to this report is a Bid Report. As you will see, C.O. Beck & Sons was the lowest bidder at \$156,490, which is \$10,624 more than what we had budgeted for the project.

This project also included replacing three furnaces in the Industrial Building. It is likely we may only replace two furnaces to cover the overage in the roofing portion of the project. I will not know if this will be necessary until after we receive the bids for the Sewer portion of the project.

## AVESTA HOUSING

Avesta Housing ([www.avestahousing.org](http://www.avestahousing.org)) is a nonprofit developer of affordable housing in New England. They have entered into a purchase/sale agreement to buy the Living Water Spiritual Center located at 93 Halifax Street. I have spoken with Matthews Peters from Avesta Housing and he said they are currently doing their due diligence before they purchase the Halifax Street Property. He said if they purchase the property they intend to convert the existing structure there into affordable senior housing.

Mr. Peters did also say that at some point they may approach the Town and request an Affordable Housing TIF. He said they usually ask for a 50% TIF.

In preparation of Avesta Housing's TIF request I have attached a printout from the Maine Housing website regarding the Affordable Housing TIF Program for the Town Council to review.

## AUGUSTA BUDGET TALKS

Currently both Democrats and Republicans are proposing a reduction in State Revenue Sharing. In the Democrats' proposal we stand to lose \$138,622 in revenue and in the Republicans' plan we would lose \$222,670 in revenue.

Both Democrats and Republicans are in agreement with requiring a \$29 million local obligation to pay teachers' retirement. If approved this will have a negative impact on the School's budget for FY 2014.

Unfortunately, it is looking more likely that we may be forced to raise property taxes as a result of the potential, additional, revenue loss. We will not know for sure until a final state budget is adopted and we have a chance to fully understand its impact on our FY 2014 budget and the services we provide.

## SCHOOL BUDGET VOTE

On Tuesday, June 11th, we will have the June Elections here at the Town Office from 8am to 8pm. Voters will be asked to vote on the school budget and whether they want to continue voting on the school budget for the next three years.