



2016 Preview: Waterville is growing!

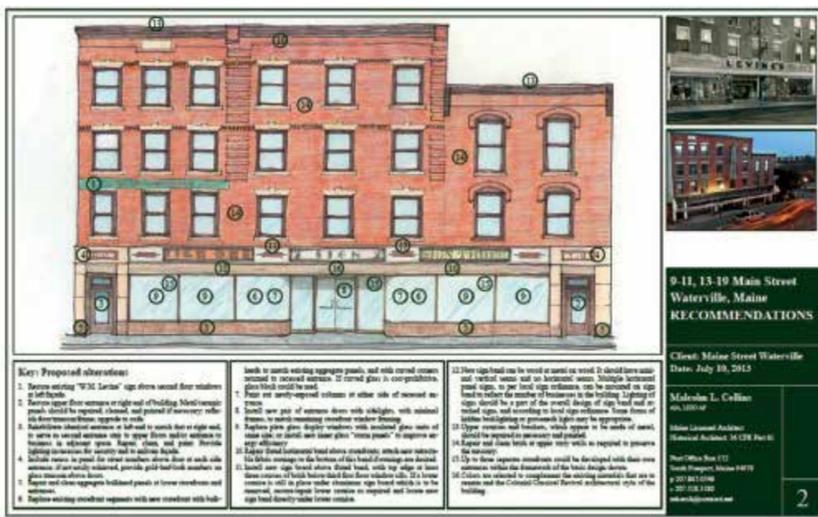
Main Street leader envisions a bright future

BY JEN OLSEN
Executive Director
Waterville Main Street

As Waterville makes statewide and national headlines for its groundbreaking work in education, health care and downtown development, I've prepared a list of top five values that reflect our intention for progressive growth. Although an opinion and much more is going on behind the scenes, these themes have risen to the surface for me and my work here in Waterville.

1. Historic rehabilitation of existing buildings preserves our cultural heritage and keeps Waterville a unique place.

Colby College's recent purchase of three historic downtown properties that have fallen into disrepair is a bold investment that is already increasing the confidence of other private investors toward downtown Waterville. Be prepared for more properties changing hands and more new faces on the street. The college's purchases will add to the tax rolls, and that's always good for downtown, where tax revenue per acre is highest.



Artists rendering of the proposed changes to the Levines building purchased by Colby College.

2. Good design for all users of the street yields a very healthy and welcoming place to be.

We can't have a conversation about parking without having a conversation about biking and walking.

Anyone who has ever tried to walk to the grocery store can tell you that most cities are not designed

for people to walk, and therefore to be healthier naturally. Downtowns were built for humans, and only in the last century have been eclipsed by vehicular dominance. Don't sell your car, but plan to only have to park once to get all your chores done!

3. A healthy mix of locally owned and operated businesses creates jobs, and fostering entrepreneurship grows the skills and resiliency of a city.

As someone who lived in Millinocket during the Great Northern mill closure, I can attest to the devastation that ensues when we put all our eggs in a single employer basket. Communities that have 10 businesses with 10 employees are far better suited to bounce back in the natural ebb and flow of markets than a single employer with 100. When we can direct policy and incentives to foster our own residents who want to start their own business, we create stakeholders who care about this place. While we can't ignore trends and market demand (remember the best buggy whip?), we can also seek out and support those who invest their savings, their

creativity, and make central Maine their place of choice.

4. Civic engagement that also addresses natural assets and the arts brings about more equity.

A shining example of this is the Rotary Centennial Riverwalk project, which will improve our recreational waterfront and Two-Cent Bridge historic feature for all. Another is our cultural planning process, funded through the Maine Arts Commission, which will shape our growth in the creative economy. The people-centered Healthy Waterville initiative also supports our most vulnerable through food policy improvements.

5. Joy and curiosity are part of the deal. In order for us to remain on our "growing edge," we have to have fun, enjoy each other and be hospitable to those who will start to arrive.

Change means uncertainty, and requires an open heart that risks a little. Thomas College's recent TRIO work aims to keep our first generation college students engaged and curious. I am looking forward to witnessing how all of this shapes our future!

Waterville Rotary gives \$150,000 to Kennebec Riverwalk project

The grant is the largest single source of funding for the plan to build a boardwalk along the riverfront at Head of Falls park in downtown Waterville

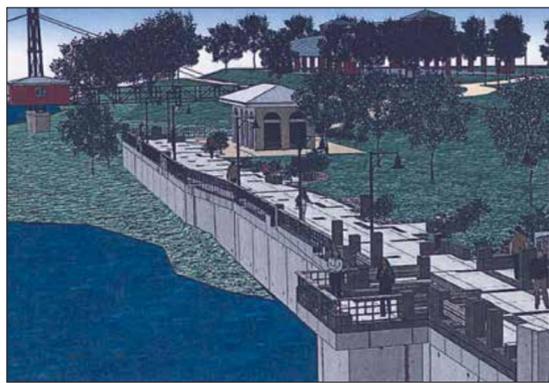
BY PETER MCGUIRE
Staff Writer

A proposed downtown boardwalk along the Kennebec River took a huge step closer to reality this week after the Waterville Rotary Club gave it a substantial grant that will fill in more than a quarter of the needed funding.

The Waterville Rotary Club gave a \$150,000 grant to the Kennebec Riverwalk at Head of Falls to celebrate the local group's centennial anniversary. The Kennebec Riverwalk project, which the city has been discussing for several years, was selected after five proposals, including the Riverwalk, were presented to the club.

"Our local trail system has been developed over the years and is a key part of our area," said club president Bruce Harrington in a written statement announcing the grant. "This project is a great addition to this local resource, as well as a fantastic investment in Waterville. I am delighted that our Club can help make that a reality for many generations to come."

The riverwalk is a collaboration between the city of Waterville and Kennebec Messalonskee Trails. A 900-foot concrete walkway along the west bank of the Kennebec River at Head of Falls park is proposed along with an entry pavilion, ornamental guardrails, decorative lighting, seating and landscaping. The boardwalk will



Contributed artist's rendering

The view from the north shows the original mill wall, which would be used to support the Kennebec Riverwalk. Plans for the project, which just got a \$150,000 grant from the Waterville Rotary Club, are in their infancy and this rendering is just one idea.

use the old foundation of the Wyan-dotte Woolen mill which still lines the river. The mill was torn down in the 1960s. The company moved to Trafton Road.

The walkway would extend north from the Two-Cent Bridge. The city hopes the boardwalk will draw the public to the underused space and make the property more attractive for festivals and events. The city hopes to start work in 2017 and complete construction by spring 2018.

The city points to similar riverwalks in Maine cities like Old Town, Bangor, Rockland and Auburn as inspiration for the project.

"The city is very excited about being able to envision something

at a site that has been vacant and neglected for 45 years," said City Manager Mike Roy on Monday. "I think this is a very important first step to having it be reused as a public space."

Rotary Club members voted overwhelmingly to dedicate the money to the riverwalk, said Mark Grant, the club's centennial project co-chairman.

"We wanted to look for a project that would really benefit the community," Grant said.

For the past few years the club has saved a portion of the money it raised in order to help fund a large project to mark the local club's hundred-year anniversary in 2018. Rotary International celebrates its 100th anniversary. The Rotary Club will make the money available as the project moves forward, Grant said.

"We thought this had the best promise to make a difference going into the future," he said.

The Rotary Club has a history of supporting redevelopment efforts at Head of Falls. It provided funding for the project to restore the Two-Cent Bridge and helped with the first piece of the Kennebec

Messalonskee trail. "It's been kind of our history over the past 20 years," Grant said.

The riverwalk project is estimated to cost \$400,000, and the Rotary Club contribution is the largest chunk of funding, accounting for more than a quarter of the project cost. Kennebec Messalonskee Trails contributed \$15,000 to the project immediately after the Rotary Club announced its grant.

Other money could come from state grants, Colby College and the Waterville Development Corporation.

The city owns the land between the railroad tracks and the river and between the Head of Falls to the rail yard to the north.

The project has permits from the Department of Environmental Protection that might have to be amended depending on the final design. According to the city's grant application, a final walkway design hasn't been completed because it is waiting for artistic additions from the Colby College art department and local artists.

In December, the Waterville City Council approved spending \$2,500 for a design and cost estimate for

the boardwalk.

The city has debated what to do with Head of Falls for years. About 10 years ago, the city borrowed \$1.25 million and received a \$500,000 grant to install water, sewer, electricity and parking to draw commercial development to the 12-acre lot. The Two-Cent Bridge plaza was built in 2010.

The space hasn't attracted commercial interests, and the city has stepped away from marketing it in favor of focusing on filling empty downtown buildings and supporting other development efforts, like the Hathaway Creative Center, on Water Street. Three years ago the council considered locating a new police station at the site but selected a Colby Circle location instead.

A commercial approach to the space was favored when City Manager Mike Roy started working in Waterville 10 years ago, but it now seems that the consensus is to keep the site as a recreational space, Roy said. The city is also overdue for a broad community discussion about how people would like to see the space used, he said.

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Ware Butler Inc.: 90 years young and going strong

A modern operation and old-fashioned values power its longevity

BY NANCY GALLAGHER
Correspondent

In the Waterville business community, the hope that everything old could become new again is gaining momentum. Vacant factories are morphing into commercial and residential living spaces. Spearheaded joint efforts to restore a downtown are energized by a model of a retail downstairs with an apartments upstairs. New faces in storefronts are attracting a regional customer base while blending arts, retail and service enterprises into a neighborhood feel where many daily interests might be met within walking distance.

On the perimeter of this phenomenon stands a 90-year-old tribute to the value of good customer service that has not only survived, but also expanded — retail lumber and building supply company Ware Butler Inc.

According to president and general manager Richard “Dick” Giguere, the company serves the full spectrum of building contractors as well as individual customers, from selling a single piece of hardware to delivering materials for the total renovation of an area children’s camp.

In response to a 1923-24 recession that prevented rail shipping to their major east coast commercial customers, founders John Ware and Perley G. Butler incorporated their business in 1925 and began locally retailing building supplies from their 14 North Street, Waterville location, turning an obstacle into an opportunity.

In 1961, Ware Butler

opened a second location in Madison and, in 1966, a third location in Livermore Falls, taking advantage of a good business climate in areas that offered opportunities for growth, Giguere said.

But it hasn’t always been easy. The tightening of financing as a result of recessions in 2000 and 2008 has limited new construction, Giguere said.

“Waterville has always, for some reason, had a lot of lumber yards per capita. Competition with independent, chain and big box yards is a way of life,” he said. “A lot of people like that warehouse approach, but we still have customers that would rather come in, give us the order, and we’ll deliver it and put it right in their garage.”

“We’ve been here 90 years. We cater to our customers. We try to make it easy for the homeowner and the contractor to do business with us,” Giguere said. On-site delivery? Check. Credit cards? Check. Knowledgeable employees? Check.

Giving back is another core element of Ware Butler’s business approach.

As a family business, Ware Butler actively supports many charities and student athletic efforts. As an individual, Giguere has volunteered with church, community and professional organizations. He currently serves on the boards of the Retail Lumber Dealers Association of Maine and the Maine Merchants Self-Funded Workers Compensation Group, and is a Waterville Sewer District commissioner.

“We are a unique business

“We’ve been here 90 years. We cater to our customers. We try to make it easy for the homeowner and the contractor to do business with us.”

WARE BUTLER INC. PRESIDENT AND GENERAL MANAGER RICHARD “DICK” GIGUERE.



Contributed photo

Ware Butler Inc. President and General Manager Dick Giguere celebrates the company’s 90th anniversary.

in that we are a modern, computerized operation with old-fashioned values,” Giguere said in describing the business’s history. “Of course, we offer many ready-to-go items, as do others, but

we also special order those hard-to-find products, and our custom millwork shop is busy throughout the year. Our survival ... is built on competitive prices, service to our customers that is

often above and beyond the call of duty, and the dedication of our loyal employees.”

Ware Butler Inc., 14 North Street, Waterville, Maine 04901 is open 7 a.m. to 5 p.m. Monday through Friday and

8 a.m. to noon on Saturdays. Telephone is 873-3371. Website is www.warebutler.com. Additional business locations are at U.S. Route 201, Madison and Depot Street, Livermore Falls.

“The Rocky Horror Show” plays at the Waterville Opera House

Submitted by the
Waterville Opera House

Come join the fun at the Waterville Opera House, Friday, Saturday and Sunday, Oct. 23 – Nov. 1, as it presents the cult musical, “The Rocky Horror Show,” now celebrating its 40th

Anniversary.

Come in costume! Come in drag! Or just get your tickets and be part of the fun!

This full length, dark comedy musical with book, music and lyrics by Richard O’Brien was first presented at the Belasco Theatre in New York City in March 1975.

An outrageous musical comedy featuring a Transylvanian transvestite, a cryogenically preserved motor biker and Frankenstein’s monster in Greek god form. This sexual parody of horror and science fiction films premiered onstage in London in 1973 and became

“A musical that deals with mutating identity and time warps becomes one of the most mutated, time-warped phenomena in show business.”-

THE NEW YORK TIMES

the popular cult classic film, “The Rocky Horror Picture Show,” in 1975.

For actors, audience members and historic theater the Opera House will not allow outside props. There will be prizes for audience costumes, props available in the lobby and we will teach you the ‘Time Warp’ !!! You know you want to.

Please note that this show is rated mature for sexual content.

For tickets, visit www.operahouse.org or call the box office at 873-7000 from 11 a.m. to 4 p.m. Monday through Friday. Tickets are \$23 for adults and \$21 for students and seniors, groups of 10 or more receive a 10 percent discount.



Contributed photo

The cast, left to right from top: Katie Doornbos, Majenta; Nick Cloutier, Brad; Jacob Sutherland, Riff Raff; Nikki Porter, Janet; Lindsey Hall-Morin, Columbia; Jak Peters, Frank n’ Furter; Connor Reeves, Rocky.

“The Rocky Horror Show” is directed by Debra Susi, with musical director Rebecca Willey, choreographer Adam Blais and costumes by Travis Grant.

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“We can’t forget who we are. We are all about people; it’s important for people to take care of people. We need it to survive, keep the mature generation active to help train the new generation.”

**CHRIS GAUNCE, VICE PRESIDENT OF
FIXED OPERATION AT CENTRAL MAINE AUTO GROUP**

Central Maine Motors puts its faith in the employees

Both newcomers and long timers create success

BY SUSAN VARNEY
Correspondent

It was a rainy day in Waterville and Central Maine Motors was humming with activity as Patty Paradis at the front desk answered and redirected calls with the efficiency of one who has more than 24 years of experience working for the auto group.

Of the 181 employees, she said there are lots of family connections. Paradis’ sister, Judy, is in the accounting office. Her dad has driven the customer shuttle van. There are husband and wife teams, brothers and sisters, fathers and sons, nieces and nephews working together. About a quarter of the staff has 10 years of service, while many are 20-year employees who are now starting to retire.

Waiting for Chris Gaunce to arrive for an interview allowed time to talk with the staff, who said they like their jobs and the atmosphere.

In the corner office, Cassie Faulkner of Clinton said she has enjoyed her two years of experience.

“I love it here,” she said. “The hours are long, but the connections are close and very family oriented. If I need time for family there is no question.” Faulkner has two sons, 6 years old and 15 months old.

Faulkner said her favorite vehicle is the Buick Enclave, an SRV, a crossover truck/minivan like the Chevy Traverse but with a lot of comfort extras.

Craig Drew, general manager of the Chevy Store, has spent eight years with the company. Once a teacher at Good-Will Hinckley, he said he likes this job better.

Each of the three dealerships in the group has a general manager and many part timers who may have retired, but have come back to work for shorter hours, such as Luxy Leclair who now works just two days a week in retirement, or Marty Taylor who helps the new generation of Toyota staff by passing on his knowledge. Rick Rogers, a 25-year employee, now works part time on the service desk.

“We can’t forget who we are,” Chris Gaunce said. “We are all about people; it’s important for people to take care of people. We need it to survive, keep the mature generation active to help train the new generation.”

Central Maine Motors is a family place. Linanne Gaunce,



Craig Drew, general manager of the Chevy Store, Linanne Gaunce, Chris & Linanne’s son C.J. Gaunce, a senior at Waterville High School and summer employee, Joe Brooks, service department manager.



Linanne and Chris Gaunce at Central Maine Motors in Waterville, keeping it all running and carrying on the 80-year tradition started by his grandfather back in 1935.



Patty Paradis, a 24-year veteran workers at Central Maine Motors, at the front desk answering questions and redirecting calls.



Cassie Faulkner, Clinton, mother of two young boys, said she loves her job as salesperson and the people she works with at Central Maine Motors in Waterville.

Chris’s wife, is the Special Events Coordinator, a sort of community liaison who schedules a community event/fundraiser each month.

October is Breast Cancer Awareness month and the staff is wearing pink shirts and raising money through bake sales and donations. They do food drives in November, work with the Salvation Army’s Adopt-a-Family in December and February is Blood Drive month. March finds them working with the Humane Society, April is Big Brother/Big Sister time. Linanne said they take the summer off to give

everyone a break. “We are blessed to have people who retire but come back and work part time. It’s all about people he said again,” Chris Gaunce said.

Gaunce, like Central Maine Motors, said it is always important to learn from the past and still advance into the future. To that end, he wears a Fitbit (R), a flexible wireless wrist device from L.L. Bean that keeps track of how many miles he walks each day. He said his average is seven to eight miles each day, including a three-mile run in the morning.

MID-MAINE CHAMBER OF COMMERCE UPCOMING BUSINESS EVENTS

BUSINESS BREAKFAST SERIES

Mid-Maine Chamber’s Business Breakfast Series is a monthly series of presentations on a variety of educational business topics. The breakfasts are held from 7:15 to 9 a.m. on Thursday mornings at Thomas College’s Spann Student Commons on the West River Road in Waterville. Cost is \$17 for members registering by the Friday before the breakfast, \$19 late registration, and \$25 at the door and for general admission. Registration required; includes hot breakfast buffet.

To register, call (207) 873-3315, e-mail customerservice@mid-mainechamber.com. Held at Thomas College Spann Student Commons in the Summit Room 7:15 to 9 a.m.

Nov. 12: Doing Business Across the Border – A discussion with the Consul General of Canada to New England. Maine’s trading relationship with Canada is worth over \$3.5 billion annually and continues to grow. Join Canada’s Consul General to New England to learn about business opportunities across the border, active sectors and the U.S.-Canada initiatives that are making trade and travel between the two countries easier and more efficient.

Dec. 10: Income Inequality and Inequality of Opportunity Scott Winship, senior fellow at The Manhattan Institute for Policy Research (and Mid-Maine native), will discuss these two policy issues that continue to resonate in the presidential primaries and field questions about their relationship to poverty and the state of the middle class.

BUSINESS AFTER HOURS

Join the Mid-Maine Chamber each month at our Business After Hours Events! These events are a great opportunity to mix and mingle with other business professionals and leaders in our communities. Hors d’oeuvres, beer, wine, and other beverages are available, as well as a 50/50 raffle and fabulous door prizes donated by area businesses. Don’t miss out on these great networking opportunities. No registration required, admission is free. Make sure to bring your business cards!

Oct. 21

Snow Pond Center for the Arts
8 Goldenrod Lane, Sidney

Nov. 18

Amici’s Cucina
137 Main St, Waterville

Dec. 16

Good Will-Hinckley
16 Prescott Drive, Hinckley

LEADING WOMEN’S LUNCHEON

The Mid-Maine Chamber’s Leading Women’s Luncheon is a quarterly series of women speakers presenting their path to success and their struggles along the way. Luncheons are held at 11:30 a.m. at Best Western Plus, 375 Main Street, Waterville. Men and women are welcome. Cost is \$20 for members who register ahead of time, \$25 registration at the door, and \$25 general admission. Registration includes a luncheon buffet.

Nov. 3: with Patricia Quinn, Executive Director of the Northern New England Passenger Rail Authority.

Dec. 15: with Sharon Abrams, Executive Director of Maine Children’s Home for Little Wanderers.



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SALE PRICE \$28,990*

NEW 2015 RAM PROMASTER CITY WAGON
 #FC0271, Auto., A/C, 4 Cyl., Rear Back Up Camera, Cargo Petition
 MSRP \$25,810
\$4,000 OFF
SALE PRICE \$21,810*
*Includes \$500 Commercial Upfit Allowance

COME SEE THE ALL NEW 2015 RAM PROMASTER CONVERSION VAN BY SHERROD VANS
 #FC0388, Auto., A/C, 7 Passenger Seating, Leather Heated Bucket Seats, 17.5" Flipdown TFT Monitor with Apple TV, Game Control Center
 MSRP \$64,500
\$10,000 OFF
SALE PRICE \$54,500*

NEW 2015 RAM 1500 QUAD CAB EXPRESS 4X4
 #FC0673, 5.7L Hemi V-8, 20" Wheels, Spray-In Bedliner
 MSRP \$39,335
\$6,600 OFF
SALE PRICE \$32,735*
 OR 0% FOR 60 MONTHS
*Includes Chrysler Capital Bonus Cash. 0% for qualified buyers through Chrysler Capital.

NEW 2015 JEEP CHEROKEE SPORT 4X4
 #FC0568, Auto., A/C, 4 Cyl., Power Windows & Locks
 MSRP \$26,090
\$3,200 OFF
SALE PRICE \$22,890*

NEW 2015 JEEP RENEGADE LATITUDE 4X4
 #FC0351, Auto., 4 Cyl., A/C, Navigation, Remote Starter, Heated Seats, Power Windows & Locks, Cruise
 MSRP \$29,365
\$3,375 OFF
SALE PRICE \$25,990*

NEW 2015 JEEP GRAND CHEROKEE LIMITED 4X4
 #FC0698, Auto., V-6, A/C, Leather Heated Seat, Navigation, Power Sunroof
 MSRP \$42,400
\$4,000 OFF
SALE PRICE \$38,400*
 OR 0% FOR 60 MONTHS

NEW 2015 DODGE DART SE AERO
 #FC0077, Auto., A/C, 1.4L MultiAir Turbo Diesel, UConnnet, 8.4N Navigation
 MSRP \$22,735
40 MPG
\$2,800 OFF
SALE PRICE \$19,935*

*Includes all available rebates. Sale prices on in-stock units only. All sale prices expire on 10/31/15. Tax and title extra. Owner Loyalty for current owners of Chrysler Group vehicles. Includes Chrysler Capital Bonus Cash

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NEW 2015 CHEVROLET SILVERADO 1500 REG. CAB 4WD AUTO.
 #FG0535, V-6, Auto., Tilt Wheel
 MSRP \$31,605
LEASE SALE PRICE \$26,745 OR LEASE FOR \$255 MO.
*39 month lease. 10k miles per year. 25¢ per mile in excess. \$2000 down plus tax, title and 1st payment due at signing. Residual \$17,698.80. Total of payments \$9,978.15

NEW 2015 CHEVROLET SILVERADO 1500 4WD LS CREW CAB
 #FG0491, 8 Cyl., Auto., Tow Hitch, H.D. Locking Rear Differential, Trailering Pkg.,
 MSRP \$42,690
Save Over \$8,500
SALE PRICE \$33,995

NEW 2015 CHEVROLET SILVERADO 1500 DOUBLE CAB 4WD
 #FG0574, 5.3L V-8, Power Windows, Keyless Entry
 MSRP \$38,630
LEASE SALE PRICE \$30,999 LEASE FOR \$221 MO.
*39 month lease. 10k miles per year. 25¢ per mile in excess. \$2000 down plus tax, title and 1st payment due at signing. Residual \$22,019. Total of payments \$8,639.67.

NEW 2015 BUICK ENCORE AWD
 #FG0601, Power Windows & Locks, 1.4L Turbo, OnStar, 4G LTE and Much More
 MSRP \$30,175
LEASE SALE PRICE \$21,649 OR LEASE FOR \$155 MO.
*39 month lease. 10k miles per year. 25¢ per mile in excess. \$2500 plus 1st payment due at signing. Residual \$14,834.40. Total of payments \$6,048.12. Tax & title extra.

NEW 2016 CHEVROLET EQUINOX FWD LT
 #GG0021, Power Windows, Locks & Seat, Remote Start, Heated Seats, 4G LTE, OnStar and Much More
 MSRP \$29,235
LEASE SALE PRICE \$25,749 OR LEASE FOR \$224 MO.
*39 month lease. 10k miles per year. 25¢ per mile in excess. \$2500 plus tax, title and 1st payment due at signing. Residual \$16,956.30. Total of payments \$8,747.31

NEW 2016 CHEVROLET CRUZE LIMITED
 #GG0004, 4 Cyl., Auto., Power Windows, Navigation, & Locks, Tilt, Cruise, CD
 MSRP \$21,020
Tax, title and 1st payment are included. SIGN & DRIVE! \$159/MO.
LEASE FOR \$159 MO.
*27 month lease. 10k miles per year. 25¢ per mile in excess. Residual \$13,242.60. Total of payments \$4,306.77. Tax & title and 1st payment are included. Must finance through GMF.

NEW 2015 CHEVROLET TRAX LT AWD
 #FG0580, 4 Cyl. Auto., Power Sunroof, Navigation, Back Up Camera
 MSRP \$26,605
LEASE SALE PRICE \$22,900 OR LEASE FOR \$198 MO.
*39 month lease. 10k miles per year. 25¢ per mile in excess. \$2000 plus tax and title due at signing. Residual \$14,898.80. Total of payments \$7,722. Must finance through GMF.

*Price includes all available rebates. Must finance through GMF. Conquest Cash = must own a 1999 or newer non-GM vehicle. Loyalty Cash - must own 1999 or newer GM vehicle. Excludes taxes and title. Expires 10/31/15

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