



Town Manager's Report to the Town Council

Submitted by:
Michael W. Heavener
October 6, 2009

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

DALLAIRE STREET HOME ACQUISITION UP-DATE

As of the date of this report, homeowners from 5 of the 6 homes on Dallaire Street have officially accepted the town's fair market value offer for their homes. Homeowners of the 6th home have agreed to accept our offer and arrangements are being made to complete the paperwork.

Three of the homes are scheduled for an October 15th closing, one home is scheduled for an October 20th closing and another is scheduled for a November 2nd closing.

Once we acquire all the homes we will begin the process of removing hazardous materials from the homes. Habitat for Humanity has been contacted and they plan to remove all reusable building materials from the homes before they are burned.

FPLE BOND TO EXPIRE

As you may recall the Planning Board required FPLE to post a bond to be drawn upon by the town to the extent there is damage or destruction of any of the six homes on Dallaire Street due to a slope failure caused by the removal of the dam. The bond will expire on October 31, 2009.

The home located at 13 Dallaire Street has shown signs of damage due to settling of the Dallaire Street slope fill. Some of the damage has occurred since the removal of the dam.

Attached to this report is a memo from Consulting Geotechnical Engineer Richard Reynolds dated September 14, 2009. In his memo Mr. Reynolds concludes the removal of the dam has not caused the settling in the fill on the Dallaire Street slope. Mr. Reynolds' memo refers to an earlier memo by him dated

September 10, 2009, which I have also attached to this report.

Due to the fact that settling of the Dallaire Street slope fill has been occurring for many years and Mr. Reynolds' conclusion that the recent settling is not related to the removal of the dam, it appears we have no basis in which to draw upon the bond.

POLICE CHIEF RICHARD GRINDALL ANNOUNCES HIS RETIREMENT

As you know, Chief Grindall has announced he will be retiring from the Winslow Police Department on December 11, 2009 after 40+ years of service to the town.

Waterville City Manager Mike Roy has expressed a willingness to discuss our two communities sharing the Waterville Police Chief.

Therefore, I propose we conduct a traditional search to replace Chief Grindall and at the same time explore the option of sharing a police chief with the City of Waterville. In the end we may have the option of selecting the top candidate from our search or share the current Waterville Police Chief if both communities determine that is a viable option.

RIVER LAND ADVISORY COMMITTEE UP-DATE

As you are aware, the River Land Advisory Committee has decided on the recommendations for the five (5) questions posed by the Town Council. Prior to their meeting at 6:00 PM on October 8th they plan to make a site visit at 5:00 PM behind Pleau's Market to assess public access to the river. The committee is on-track to meet the November 9th deadline.

MANAGERS TO DISCUSS TABOR II & EXCISE TAX INITIATIVE

On Wednesday October 14th I will participate in a panel discussion with Waterville City Manager Mike Roy, Oakland Town Manager Peter Nielsen and Fairfield Town Manager Paul Blanchette. We will be discussing the impact TABOR II and the Excise Tax initiatives could have on our four (4) communities. The panel discussion will be moderated by KVCOG Executive Director Kenneth Young.

The discussion will be video taped and then aired at a later time on the local cable access channel.

CREDIT CARDS ACCEPTED

We have begun accepting credit cards for tax related payments only. There is a 2.50% convenience fee applied to all transactions so most people are opting to pay by cash or check. Some have commented that they appreciate having the option in the event they do not have sufficient cash on hand to make their payment.

PLANNING COMMITTEE NEEDED

At an earlier Town Council meeting I discussed the need to form a committee to explore our future building and space needs for our Police Department, Library and Parks & Recreation Department.

For many years the Police Department has been operating in substandard conditions and have no handicap accessibility. The Library has been plagued with moisture and odor problems and upgrading the existing facility has its limitations. The Parks & Recreation Department along with the Parks & Recreation Committee have expressed a need for a Community Center.

By the year 2018 the Town will have paid-off three (3) bonds and could be in a position to address one or more of the town's building and space needs.

If we begin the planning process now we should have ample time to fully assess our needs and to identify options to solve those needs. Starting now may also give us time to take advantage of funding options.

Therefore, I am requesting that the Town Council authorize the formation of a Planning Committee consisting of one or two Town Councilors, Jack Nivison, Dr. Paul Dunbar, Don Plourde, the Police Chief, the Parks & Rec Director, the Library Director and the Town Manager.

TOWN MANAGER'S VACATION

I am planning to take a vacation from October 21st to the 30th and I expect to be unreachable during most of that time.

Therefore, with Town Council approval, I will submit a let-

ter to the Town Clerk designating John Giroux as administrative officer with the powers and duties of manager from October 21st to the 22nd and again from the 26th to the 30th.

In the same letter I will designate Chief Richard Grindall as administrative officer with the powers and duties of manager from October 23rd to the 25th.

INDUSTRIAL BUILDING RE-ROOFING OPTION

Peachy Builders has been awarded the contract to re-roof a portion of the space leased by Johnny's Selected Seeds. In their bid proposal they included an option to re-roof a small portion of space leased by Orion Ropeworks, which is also part of the roof they will be re-roofing for Johnny's Selected Seeds.

This portion of the roof leaks as well and will need to be re-roofed at some point. If we re-roof it now the cost will be less than if we re-roofed it at a later time. I have prepared Resolution 38-2009, which will allow me to accept Peachy Builders' proposal at a cost of \$18,590.00.

LOHMANN TIF REQUEST

Our TIF Advisory Committee is recommending we approve Lohmann's TIF request (*see Order 17-2009 and attached document*). A Lohmann representative will be at our meeting on the 13th to explain the TIF.