



Town Manager's Report to the Town Council

Submitted by:
Michael W. Heavener
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Town of Winslow - In the heart of Central Maine representing People, Pride and Progress.

SALE OF TOWN OWNED LAND

Last year we foreclosed on a parcel of land located on Bizier Street (Map 14, Lot 200-A). The parcel contains three lots from a subdivision plan approved in the 1960's and consists of 0.75 acres. Last year I reported that the parcel was not buildable, however, I have since learned otherwise.

In the Council packet is Resolution No. 11-2015, which if approved will authorize me to contract with a Realtor to sell the parcel of land.

VASSALBORO SANITARY DISTRICT

The Town of Winslow currently does the sewer billing for the Vassalboro Sanitary District. The District would now like to pump their wastewater to the KSTD treatment plant in Waterville by connecting into the Town of Winslow's sewer system.

Attached to this report is a letter from Ray Breton who is the Chair of the Vassalboro Sanitary District. As you will see, Mr. Breton would like to start negotiations between the Town of Winslow and the Sanitary District to create an inter-municipal agreement.

At this point I recommend that we form a small working group to begin discussions with the Sanitary District. We can discuss this further at our March 9th Town Council meeting.

PUBLIC WORKS IN NEED OF COLD STORAGE

We recently sold our former PW Garage and in doing so created a need for cold storage space at our existing PW Garage. We are currently leasing space at the former garage for cold storage.

The PW Director would like to build a new cold storage building at the site of our existing PW Garage. He would also like to purchase two 40ft. storage containers. The total estimated cost for the new facility and containers is \$73,500. Since we sold the former PW Garage for \$119,508 this FY we have the revenue now to do this project this spring. We will discuss this further at our March Council meeting.

13 CUSHMAN ROAD

As you may recall, last July the Town Council authorized me to sell 13 Cushman Road to Lisa Witham who bid \$40,000 for the property. We had foreclosed on the property after OCWEN failed to pay the sewer lien. OCWEN was servicing the mortgage for Freddie Mac. Freddie Mac had foreclosed on the property months before we foreclosed on the property.

Due to this complicated scenario, Ms. Witham hired Attorney Bill Dubord who concluded her best course of action was for the Town to obtain a "Quiet Title". An action to quiet title is a lawsuit brought in a court having jurisdiction over property disputes, in order to establish a party's title to real property, or personal property having a title, of against anyone and everyone, and thus "quiet" any challenges or claims to the title. Ms. Witham agreed to pay all costs associated with this action. The matter is now pending in court.

Due to the length of time this process is taking I would like to discuss this at our March meeting.

PROPERTY MAINTENANCE ORDINANCE

There is a revised property maintenance ordinance in the Council packet. At the March meeting I will be asking that a motion be made to replace the previous version with this new version. The Planning Board used the International Property Maintenance Code as a model for this ordinance. The Town Attorney has not done a comprehensive review of the ordinance because I am waiting for the result of the first vote.

MEETING WITH SUMMIT NG

I have scheduled the Council workshop with Summit NG for Wednesday, March 18th, at 5:00 PM. The workshop will be held in the Winslow Town Council Chambers.