



# Town Manager's Report to the Town Council

Submitted by:  
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November 10, 2016

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

## **FINANCIAL AUDIT PRESENTATION**

Our Financial Auditor, Hank Farrah, will give a presentation on our FY2016 financial audit at our November 14th Council meeting. In the Council Packet is the completed financial audit and a copy of the audit presentation.

I will point out that in FY2016 we used \$562,161 of our fund balance and as you may recall we actually budgeted to use \$972,000 of our fund balance.

## **School Jr. High Comm. Update**

At their October 20th meeting the School's Jr. High Committee voted to relocate the 6th grade to the Elementary School and the 7th and 8th grades to the High School. Since this committee's work is now done a new committee will be formed to work with the architect to design the new and remodeled space to accommodate the students being relocated.

## **LIBRARY DIRECTOR'S EXEMPT STATUS**

Due to coming changes to the Fair Labor Standard Act our Library Director will no longer be considered an exempt employee for overtime purposes. Therefore, I am proposing we increase her salary effective January 1st. so that she will once again be an exempt employee. Resolution No. 30-2016 in the Council Packet will allow me to transfer \$1,821.00 to the Library account to cover this increase.

## **MANUFACTURED HOUSING**

At our last Council meeting we discussed adding a definition for manufactured housing in our zoning ordinances and allowing single mobile homes in more than the Rural District.

Ordinance No. 14-2016 provides for a definition of manufactured housing, modular

homes and new mobile homes. I also amended the definition of "Dwelling" to include modular homes.

Ordinance No. 15-2016 will extend the principal use of mobile homes to the Conservation District and the Low Density Residential District (LDRD). Currently in the LDRD mobile home parks are allowed but single mobile homes are not.

## **LEGAL SERVICES RFP**

Our current Legal Service Agreement with O'Donnell, Lee, McCowan & Phillips has expired. I submitted RFPs for municipal legal services to 6 law firms and three law firms responded to my request. In the Council packet are the RFPs and a summary sheet prepared by me. We will discuss the RFPs at our November Council meeting.

## **2016 FORECLOSURE UPDATE**

At our last Council meeting I reported that we foreclosed on a 5 acre parcel of land on the Nowell Rd near the Shorey Rd intersection. At the meeting I was asked to put the property out to bid, which I did. However, I have since discovered that the foreclosure file was misplaced and cannot be found. Although I am confident we made the proper notification to the mortgage company, without the file I cannot prove it. Therefore, I am not comfortable in moving forward with selling the property. If the taxes remain unpaid we will foreclose again in February of 2017.

## **4TH OF JULY PAYMENT**

The 4th of July Committee was not able to make their October 26th payment so we are working with them to develop a payment plan.

