



Town Manager's Report to the Town Council

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

Submitted by:
Michael W. Heavener
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MUNICIPAL BUILDING ROOF UPDATE

We periodically have roof leaks at the municipal building. Last year we had a serious enough leak that we had to replace some carpeting and ceiling tiles in the Assessing/Codes Office. This past spring I worked with Roof Management Services who has provided us with a comprehensive assessment of our municipal building roof. The following is a summary of the assessment (see attached legend):

Roof A (Town Office)

Service Life—5 to 9 years
Replacement cost \$32,000
Recommended Repairs \$620
(add 6—10 yrs)

Roof B (Fire Dept.)

Service Life—1 to 4 years
Replacement cost \$65,000
Recommended Repairs \$7,090
(add 0—4 yrs)

Roof C (PD Entry)

Service Life—5 to 9 years
Replacement cost N/A
Recommended Repairs N/A

Roof D-E-F (Boiler Rm / FD)

Service Life—4 to 7 years
Replacement cost N/A
Recommended Repairs \$6,900

As you can see, we will need to begin setting aside \$16,250 annually to replace the Fire Department roof within in 4 years. I will be working with Roof Management Services to make some of the recommended roof repairs to prolong the life of our other roofs.

INDUSTRIAL BUILDING ROOF UPDATE

As you may know, Orion Ropeworks has reported excessive leaking in the roof covering the portion of the building leased by them

from the town. This past spring I worked with Roof Management Services who has provided us with a comprehensive assessment of our Industrial Building roof. The following is a summary of the assessment (see attached legend):

Roof A & B

Service Life—8 to 10 years
Replacement cost N/A
Recommended Repairs (Town) \$17,300
Recommended Repairs (Orion) \$6,000
(add 6—10 yrs)

Roof C & D

Service Life—1 to 4 years
Replacement cost N/A
Recommended Repairs N/A

Roof E

Service Life—8 to 13 years
Replacement cost N/A
Recommended Repairs (Both) \$11,900
(add 6—10 yrs)
Recommended Repairs (Town) \$4,600
(add 0—4 yrs)

I will be working with Orion Ropeworks to develop a roof capital improvement plan. I will also be working with Roof Management Services to make some of the recommended roof repairs to prolong the life of the roofs.

LITHGOW STREET LIBRARY ROOF

The Lithgow Street Library was built in 1905 and we have it valued at \$238,400. Our Capital Planning Committee concluded the library is only of historical importance to the town because it does not serve a municipal purpose. The library is currently being leased for \$1.00 annually by the Taconnet Falls Genealogy Society.

Over

In 2009 we had some roof work done with the expectation the service life of the roof could be extended 5 to 10 years. Unfortunately the subsurface of the roof is in such poor condition we have been experiencing excessive leaking since this past winter.

I have had two roofing companies assess the roof and both companies have concluded the roof needs to be replaced because of the condition of the subsurface. Roof Management Services has given me an estimate of \$15,000 to replace the roof.



I recommend that we use municipal building capital funds to replace the roof. We currently have \$41,653.74 in that account.

The Capital Planning Committee recommended that library restoration and maintenance efforts be funded through grants and/or donations. Therefore I intend to work with the Taconnet Falls Genealogy Society in an effort to secure funds for future restoration and maintenance efforts at the library.

ENERGY EFFICIENCY GRANT UPDATE

Last year we collaborated with the City of Waterville and the Sustain Mid Maine Coalition in obtaining an Energy Efficiency Conservation Block Grant from the Efficiency Maine Trust to weatherize 50 homes in Winslow and 50 homes in Waterville. To date we have completed the following in Winslow:

- 67 Consultations
- 28 Energy Audits
- 8 Weatherization's

STREET NAME ISSUE

On June 6, 2011, the Winslow Police Department was dispatched to 4 Murray Lane for a domestic violence call. The caller was actually at 4 Marie Street. The caller in this case became the victim of a murder/suicide.

I asked the Police Chief and Fire Chief to review the available dispatching records related to the call to determine if any corrective action should be taken. Both Chiefs concluded the like sounding street names may have contributed to the confusion around the location of the caller. They recommend that one of the street names be changed to avoid future such incidents. Both Chiefs also recommend that all of the town's street names be reviewed to identify and correct other like sounding street names.

I have asked the Police Chief and Fire Chief to work with our Town Wide Safety Committee to identify and correct all like sounding street names, which will likely result in one or more street names being changed.

MANAGER'S VACATION

I am planning to take a vacation from August 15th to the 19th. I do plan to work briefly on the 17th with the Town Auditors. Since I will be available to conduct town business if necessary while on vacation, I will not be designating anyone to act as manager in my absence.