



Town Manager's Report to the Town Council

Submitted by:
Michael W. Heavener
February 3, 2012

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

LITHGOW STREET LIBRARY UPDATE

The Lithgow Street Library was built in 1926 and served as the Town's Library until the flood of 1987 when the Library material was relocated to its current location on Halifax Street. The Lithgow Street Library is currently leased by the Taconnet Falls Genealogy Society for \$1.00 a year.

Last fall we submitted a National Register Information Request Form to the Maine Historic Preservation Commission (MHPC) to determine if the Library was eligible for nomination to the National Register of Historic Places. In January of this year the MHPC determined that the Library was eligible for nomination (*see attached letter*). Being eligible for nomination means we may have more funding opportunities available to us for Library Rehabilitation Projects. A Question and Answers document about the National Register of Historic Places is attached to this report.

The Genealogy Society is preparing a plan to address some of the maintenance needs of the Library Building with their own resources. I still intend to work with the Genealogy Society to set an annual fundraising goal to help meet future needs of the Library Building.

LIBRARY DIRECTOR RETIRING

It is with mixed emotions that I announce that Judith Larson, our Library Director, is retiring on March 30th after 12+ years of service with the town. Although I am happy for Judy who is entering another chapter in her life, I am sad to lose her leadership at the Library. Judy has done an outstanding job and has helped develop a library that serves our citizens well.

I met with the Library Board of Trustees to plan the process for finding a new Library Director. The selection committee will consist

of 1 Library Trustee, 1 High School Librarian, 1 Town Councilor and myself. Judith Larson has also agreed to assist in the process.

The position will be advertised starting February 3rd and the deadline for resume's and cover letters is February 17th.

CONSTRUCTION MANAGEMENT AGREEMENT

In the Council packet is Order #2-2012, which if approved will authorize me to sign the Construction Management Contract with Peachey Builders for the Police Department Addition and Remodeling project.

Our only pre-construction expense will be up to \$6,000 for an Architect and Structural Engineer to review the design plans. Once the Construction Manager provides me with cost estimates for the project, including a "Not to Exceed" price, then I will present the estimates to the Town Council for approval. If approved then we will move forward with the project. If the Council does not approve of moving forward then the plans and cost estimates will be useful in the future when we do decide to move forward. We are only required to pay for the Construction Management services when construction actually begins.

If this Order passes then I will be asking the Council to waive the second reading so that there will not be a delay in getting cost estimates.

APPLICATION CONTRACT RENEWAL

Tyler Technologies provides us with financial and accounting software. Our current contract will expire in March. Order #1-2012, if approved, will authorize me to sign a three year extension of our current contract with no increase in costs.

COUNCIL RULE #12

Attached to this report is a proposed amendment to Council Rule #12. The amendment was drafted in response to a concern expressed during the first reading of Ordinance No 1-2012, which is for the adoption of the Council rules. If the proposed amendment is acceptable, then a motion will need to be made during the second reading of Ordinance No 1-2012 to incorporate the amendment into the Council rules before they are adopted.

FORMER PUBLIC WORKS GARAGE UPDATE

In 2007 we received a Brownfield Phase I Assessment grant from KVCOG. The purpose of the grant was to conduct an environmental impact assessment at the site of our former Public Works Garage. This impact study was necessary for us to determine what uses would be suitable for the site in the future. The final Phase I Assessment was completed in 2010.

The Phase I Assessment concluded there was enough concern about soil contamination at the site to warrant a more thorough Phase II Brownfield Assessment. We applied for and received a Brownfield Phase II Assessment grant from KVCOG. The Phase II Assessment began in late 2010 and was completed in December 2011.

Attached to this report is a draft Executive Summary of Weston & Sampson's Phase II Assessment and the response from the MDEP. As you will see, Weston & Sampson is recommending that additional assessment be conducted to evaluate the nature and extent of contamination and the potential impact to neighboring properties. The MDEP also recommends additional assessment, as well as, the installation of a sub-slab vapor mitigation system at the former PW Garage.

I will be meeting with MDEP in the near future to discuss our options. KVCOG is out of Assessment funds so I will be asking MDEP for

some funding to conduct further assessment work if necessary.

RESTRICTING THE USE OF CONSUMER FIREWORKS

During our previous discussions about the sale of consumer fireworks, some concern was expressed about limiting the use of consumer fireworks in some residential areas. I believe the concern is the potential for a fireworks display that shoots 200 feet in the air to negatively impact an abutting properties that have a structure less than 200 feet away. Therefore, should we require the location of a fireworks display from a neighboring structure be no closer than the maximum height of the display itself, unless permission to be closer is obtained from the structure's owner? Another option would be to simply not allow the use of consumer fireworks in certain neighborhoods or locations in town.

I have placed this topic on the Council Agenda as a discussion item for further discussion.

PROPOSED STREET NAME CHANGES

At the last Council meeting I proposed changing five street names following the recommendation of our town wide safety committee. I have revised the proposal as follows (year established/#properties):

Lee St (1960/14) <> Leo St (1963/12) to **Hemlock St.**

Charland St (1925/24) <> Charlotte St (1963/9) to **Poplar St.**

Marie St (1960/29) <> Murray Ln (1979/17) to **Primrose St.**

As you can see I am proposing that Marie St. not be changed and I have removed West Baker St. and Private Drive from consideration.

If there are no objections from the Council I will move forward with changing the three street names as outlined above.

LOHMANN ANIMAL HEALTH TIF

Frank Sterner, the President of Lohmann Animal Health, is requesting that we amend their existing TIF to include recent improvements to their main facility and planned future improvements. Such a request will need to be approved by the DECD before April 1st. This will require that we have a public hearing at the March 12th Council meeting along with the first reading of the Order authorizing the amendment. The Council will also have to waive the second reading. I will explain further at the Council meeting on Monday, February 13th.

ORION ROPEWORKS POSSIBLE EXPANSION

In November of 2011 I reported that I was having some discussions with Bob Lucey, the President of Orion Ropeworks, regarding a possible expansion at the Winslow Facility. Orion Ropeworks was planning to purchase equipment from outside the United States and then relocate the equipment to the Winslow facility, which could result in 25 to 50 new jobs.

Darryl Sterling of the Central Maine Growth Council had also been working with Mr. Lucey to help identify available resources to assist Orion Ropeworks with their expansion plans. Mr. Sterling was instrumental in organizing a meeting at the Maine Department of Economic & Community Development (DECD) in Augusta on behalf of Orion Ropeworks that included DECD, FAME, KVCOG and the Small Business Administration.

During the meeting DECD pointed out that some funding may be available from an Economic Development Grant through their office. The grant would start out as a loan and would convert to a grant once Orion Ropeworks meets the grant obligation. Funding through this program could be as high as \$500,000. To access the funding the Town of Winslow would need to apply for the funding on behalf of Orion Ropeworks.

In the latter part of November 2011, Mr. Lucey informed me that Orion Ropeworks had put their equipment acquisition plans on hold and so there was no further effort on our part to move forward with securing grant funding.

This week Mr. Lucey contacted me and said Orion Ropeworks is once again planning to move forward with their equipment acquisition plans discussed in November. He said they hope to finalize the acquisition by the end of this March.

I have begun the process of working with Darryl Sterling of the Central Maine Growth Council to secure the grant funding needed by Orion Ropeworks. I am hopeful we can have a grant package prepared for the March Town Council meeting.

COUNCIL PHOTO

I am planning to take a group photo of the Town Council at our meeting on Monday, February 13th. I will also take single pictures for anyone wishing to update their photo on our website.