



Town Manager's Report to the Town Council

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

SALE OF TOWN PROPERTY

In the Council packet is Order No. 18-2012, which if adopted will authorize me to sell the property on the list attached to the order, to the highest bidder. The total approximate unpaid taxes for the properties that were bid on is \$9,801. The total of all the highest bidders is \$63,205.

I do have a concern about lot 61 on map 27. The lot is at the end of Ginger Avenue and is paved. The lot is not described in the Ginger Avenue street description so it has never been accepted as a town street. The owners of lots 19 and 20 use lot 61 to access their property. The highest bidder, Peter Nadeau of lot 20, said he would insure that the owner of lot 19 can continue to use lot 61 to access his property. If the Council decides to sell the property then I recommend we require that the owner of lot 19 be given an easement to use lot 61 to access his property.

As you will see we did not receive any bids for lot 29 on map 43. Many of the abutters, however, have expressed an interest in acquiring a portion of lot 29 that abuts their property. Attached to this report is a list of the interested abutters. If the Council decides to sell portions of lot 29 then we should make sure that the buyers cover the cost of subdividing the lot. We may also want to consider keeping a portion of the lot located at the end of Court Street to be used as green space.

PD RENOVATION PROJECT UPDATE

As you know, we need to identify the costs associated with the ADA and Life Safety improvements that will need to be made to the town office before we can move forward with this project. Therefore, I recommend that Orders number 14 and 17 be tabled until we are prepared to move forward.

I also recommend that we put together a construction committee to oversee the project once it resumes. Doing so may help us avoid future delays. The committee could consist of two Councilors, myself, the Police Chief, CEO and the PW Director.

MAIN ENTRANCE UPDATE

The upgrade planned for the town office main entrance has been included in the PD Project so that it can be permitted by the Fire Marshal's Office in light of the other ADA upgrades.

TRACK PROJECT UPDATE

I am currently projecting that the track project will be over budget by approximately \$6,741. The projected overage is due to some additional work that was done to prepare the track for resurfacing. Attached to this report is a memo from our Public Works Director, Paul Fongemie, highlighting the reasons for the cost overages. The School Department has agreed to address any overages related to the project since some of the changes have been at their request.

The resurfacing of the track itself by Maine Tennis and Track is expected to be on budget. The asphalt has been laid and the final layer of rubber should be applied within a week or two.

MANAGER'S VACATION

I am planning to take a vacation the week of September 17th. I will be in the area and available to address town matters if necessary.