

**TOWN OF WINSLOW, MAINE
REGULAR COUNCIL MEETING
& PUBLIC HEARING *AMENDED
September 8, 2014
7:00 p.m.**

EXECUTIVE SESSION *

- Personnel Matters
- Consultations with legal counsel

PUBLIC HEARING

1. Ordinance No. 7-2014: Providing for an Amendment to Winslow Zoning Ordinance Sec. 14-45, Low Density Residential District Sec. 14- 84, Definitions and adding Sec. 14-65C to Article 6, all having to do with Companion Animals.

REGULAR COUNCIL MEETING

1. Roll Call
2. Recite the Pledge of Allegiance
3. Approval of Minutes of Previous Meetings (August 11)
4. Communications
 - a. Legislative Report
 - b. Other
5. Reports of Committees and Commission
 - a. Town Manager's Report
 - b. Department Reports
 - c. Finance Committee Report (Treasurer's Warrants)
 - d. Financial Report.

TABLED BUSINESS

1. Resolution No. 13-2014: Providing for Approval for an Assignment of the Franchise and the Cable System to Comcast Corporation. (One Reading) Sponsored by Gerald Saint Amand.
2. Order No. 7-2014: Providing for the Authorization for the Town Manager to Re-Roof the Fire Department Roof with a fully tapered EPDM Roof at a cost not to exceed \$84,000. (Second Reading) Sponsored by Gerald Saint Amand.

UNFINISHED BUSINESS

1. Ordinance No. 7-2014: Providing for an Amendment to Winslow Zoning Ordinance Sec. 14-45, Low Density Residential District Sec. 14- 84, Definitions and adding Sec. 14-65C to Article 6, all having to do with Companion Animals. (Second Reading) Sponsored by Catherine Nadeau.
2. Order No. 8-2014: Providing for the Abatement of Taxes on Accounts that have been acquired by the Town or that have been assessed to "Owner Unknown". (Second Reading) Sponsored by Gerald Saint Amand.
3. Order No. 9-2014: Providing for Designation of Omnibus Development Program -Natural Gas and Industrial Park Tax Increment Financing District. (Second Reading) Sponsored by Gerald Saint Amand.

NEW BUSINESS

1. Ordinance No. 8-2014: Providing for Adding a new section to the Winslow Zoning Ordinance Chapter 14, Building and Property Maintenance Ordinance. (First Reading) Sponsored by Ben Twitchell.
2. Order No. 10-2014: Providing for the Sale of Tax Acquired Property (Tax Map 17, Lot 1-F). (First Reading) Sponsored by Gerald Saint Amand.
3. Order No. 11-2014: Providing for the Sale of Town Owned Property (Tax Map 17, Lot 1-E-1). (First Reading) Sponsored by Gerald Saint Amand.
4. Order No. 12-2014: Providing for Authorization for the Town Manager to Expend Capital Funds for a combined Sewer and Storm Water Project not to exceed \$200,000. (First Reading) Sponsored by Gerald Saint Amand.
5. Resolution No. 20-2014: Providing for Application for a Restaurant (Class I, II, III, IV) Liquor License by Celeste and Stan Lapointe d/b/a The Point Afta, 252 China Road. (One Reading) Sponsored by Gerald Saint Amand.

6. Resolution No. 21-2014: Providing for Authorization for the Town Manager to enter into an agreement with AAA Energy Service Co. to replace two heating furnaces in the town's industrial building and to upgrade a third furnace at a cost not to exceed \$29,000.00. (One Reading) Sponsored by Gerald Saint Amand.

DISCUSSION

- Fireworks
- Former Public Works Garage

ADJOURN COUNCIL MEETING



Town Manager's Report to the Town Council

Submitted by:
Michael W. Heavener
September 2, 2011

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

FORMER PUBLIC WORKS GARAGE

In 2007 we enrolled in the Brownfield Program administered by KVCOG. The reason for enrolling was to determine if hazardous soil contamination had occurred at the site of our former Public Works Garage. The former garage had been used by our Public Works Department since 1967.

In December of 2011, Weston & Sampson Engineers issued the results of their environmental assessment of the site. In January of 2012, Maine DEP proposed some amendments to the assessment and in May of 2012 the assessment was amended.

The final assessment concluded harmful vapors were present in the soils of the site. I then met with representatives from DEP and we concluded it would be beneficial to install an active subslab depressurization system (SSDS) in the garage on the site. Public Works installed the system in the spring of 2013 and in the summer of 2013 Maine DEP conducted follow-up testing at the site. The follow-up testing verified that the system was working effectively.

In 2013, with Town Council approval, I submitted a Voluntary Response Action Program (VRAP) application to the Maine DEP. The purpose of the application was to receive a "No Action Assurance" letter indicating DEP would take no enforcement action against the Town for the contamination that had occurred.

I am happy to report that our VRAP application was approved by DEP and we have received a "No Action Assurance Letter" from DEP (see attached). I am working now to draft a Declaration of Environmental Covenant (DEC), to be approved by DEP, with the following site use conditions/covenants:

1) No groundwater extraction wells are permitted without DEP approval.

2) The SSDS shall remain in operation and be maintained as necessary.

3) Site use shall remain non residential unless approved by DEP.

4) Pavement and other cover systems shall be regularly maintained.

5) Site redevelopment activities or other activities that involve disturbance of the soil, shall follow all provisions within the DEP approved TRC Soil Management Plan dated May 2014.

Once the DEC is approved I will record it in the Registry of Deeds. When this occurs we will be free to sell the property. Therefore, I have included this as a discussion item on our September Council Agenda.

INDUSTRIAL BUILDING FURNACE UPGRADES

As I reported earlier, I recently met with Joe Nixon from Johnny's Selected Seeds regarding some improvements they are planning to make to their leased portion of the building. They have already begun upgrading the lighting to more efficient fixtures and they plan to improve some of the electrical wiring, which includes some electrical boxes. They also plan to replace some of the carpeting. Mr. Nixon indicated they would like the town to replace two 30 year-old oil furnaces. He said they would also like the town to change the burner in another oil furnace to convert it to a gas furnace.

In the Council Packet is Resolution No. 21-2014, which if approved would authorize me to make the requested furnace improvements. The estimated cost for this project is \$26,546 and we have the available funds in our Capital Account for this project. In addition, we can factor the cost of this project into Johnny's Selected Seed's lease payment.

SALE OF TOWN OWNED PROPERTY

325 Wyman Rd: We recently foreclosed on 325 Wyman Rd and at our last Council meeting I was authorized to put the property out to bid. Unfortunately, we did not receive any bids. The property contains an old farmhouse that is in disrepair. We will discuss this further at our Council meeting.

Tax Map 17 Lot 1-F: We recently foreclosed on this parcel of land off of Halifax St. and because it has no public access I was asked to see if any of the abutting property owners have an interest in the property. Two abutters have expressed an interest in the property. Order No. 10-2014, if approved will authorize me to negotiate a sale price for Council approval.

Tax Map 17 Lot 1-E: The town has owned this 1.93 acre property off of Halifax St. for many years and at the last Council meeting I was asked to see if any of the abutting property owners have an interest in the property. Two abutters have expressed an interest in the property. Order No. 11-2014, if approved will authorize me to negotiate a sale price for Council approval. Please note that this parcel abuts Lot 1-F described above.

Tax Map 17 Lot 1-E-1: This 3.65 acres of land emerged after the removal of the dam and is included in Order No. 11-2014.

Tax Map 14 Lot 200-A: The town recently foreclosed on this 0.74 parcel of land off of Bizier St. At the last Council meeting I was asked to see if any of the abutting property owners have an interest in the property since it is a nonconforming lot. Unfortunately, none of the abutters expressed an interest. We can discuss this parcel further at our Council meeting.

COMPANION ANIMAL ORDINANCE

At the last Town Council meeting Ordinance No. 7-2014 was discussed and voted on. During

the discussion it was mentioned that Kennels are allowed in our Rural District. I want to point out that Kennels are also allowed as conditional use in our Mixed Use and Conservation Districts.

MUNICIPAL SOLID WASTE

In the Council Packet is a copy of an article published in the Free Press Online detailing MRC's efforts to develop a Post 2018 Municipal Solid Waste Plan. The article is very informative and may be helpful in better understanding the challenges ahead.

I will also point out that the Waterville/Winslow Solid Waste Corp. has over \$20,000 in funds that both communities could use to hire a consultant if that becomes necessary.

PARKS & RECREATION DIRECTOR POSITION

Vaughn Clark has resigned his position as our Parks & Recreation Director. I will be forming a selection committee to help me choose Mr. Clark's replacement. I would like to have at least one Town Councilor serve on this committee. We will discuss this further at our next Town Council meeting.

Executive Session

We will be going into executive session at our September meeting to allow me to inform the Council of an existing personnel matter.



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

PAUL R. LEPAGE
GOVERNOR

PATRICIA W. AHO
COMMISSIONER

August 12, 2014

Town of Winslow
c/o Michael Heavener, Town Manager
114 Benton Ave
Winslow, Maine 04901

Re: Winslow Department of Public Works Property, 120 Halifax Street, Winslow, Maine.
Voluntary Response Action Program ("VRAP") No Further Action Assurance Letter

Dear Mr. Heavener

The Maine Department of Environmental Protection (hereinafter the "Department") has received and reviewed the Voluntary Response Action Program ("VRAP") application for Winslow Department of Public Works Property (the "Property"), located at 120 Halifax Street in Winslow, Maine. In addition to the application, the VRAP has also reviewed historical file documentation and the 2010 Weston and Sampson (W & S") Phase I and 2012 W & S Phase II Environmental Site Assessment Reports and TRC ("TRC") VRAP application package for this site. The VRAP application was submitted with the request that the Town of Winslow, as applicant, receive the protections from Department enforcement actions as provided by the VRAP law.

Based on the information presented in the reports and technical assistance and involvement provided by MEDEP, the Department considers no further investigation or remedial actions as necessary at the property.

The Property consists of one lot, Lot #141 on Winslow Tax Map #26, and has a total size of approximately 2.15 acres. The surrounding area is mixed use in nature, though primarily residential. The area is served by public water and sewer.

The historic use of the property consists of five (5) single story buildings—one main building and four smaller unheated accessory buildings. The main building is an approximately 7800 sq foot single story steel building that was used for equipment maintenance, offices, and employee break areas. The Site was developed into the Public Works Facility over 30 years ago and now is used sparingly by the Town for storage etc. Prior to development into the Public Works, the site was used for residential, agricultural or open space purposes. It has been vacant since 2008. At present, the site is proposed to be reused/redeveloped for commercial purposes and certain deed covenants will be attached to the property deed. It is anticipated that the main building shall

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826
RAY BLDG., HOSPITAL ST.

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04679-2094
(207) 764-0477 FAX: (207) 760-3143

remain in place and that much of the remainder of the lot will be paved and/or covered with a new "clean" cover system.

Phase II activities completed by W & S on site include the advancement of (25) soil borings, the installation of one groundwater monitoring well, and the advancement of (37) soil vapor points. Soil and soil vapor results indicate that contamination is present in the surface and subsurface soils at the site. PAH contamination was detected in shallow soil samples and in some deeper subsurface samples as well. Chlorinated VOCs were detected only in the soil samples collected from the floor trench in the maintenance garage. Chlorinated VOCs were also detected in the soil vapor samples collected on the western and northern portions of the site, as well as in the samples collected from the floor trench and along Halifax Street in the presumed downgradient direction. Limited groundwater sampling and analysis indicated that groundwater in the area of the former USTs had not been impacted, and public water is provided to the area.

Subsequent to the completion of Phase II activities MEDEP requested that the Town engineer, design, and install a sub-slab depressurization system (SSDS) in the main building in the floor trench area. This was done and followed up by a limited investigation by MEDEP consisting of the collection of (5) five soil gas samples at select locations to evaluate the effectiveness of the SSDS and the potential for off-site vapor intrusion risk. MEDEP concluded that the SSDS was effectively controlling vapor migration off site and was creating a negative pressure beneath the building floor that is preventing vapor intrusion into the former maintenance building.

Based on the information and data presented in the reports, the VRAP considers no further investigation necessary at the property at this time. The Department requires that the following site use conditions/covenants be imposed on the property via a Declaration of Environmental Covenant (DEC) to be approved by the Department:

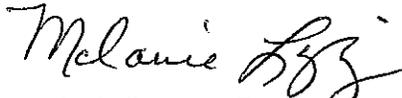
- No groundwater extraction wells are permitted without Department VRAP approval.
- The SSDS shall remain in operation and be maintained as necessary.
- Site use shall remain non residential unless approved by the Department.
- Pavement and other cover systems shall be regularly maintained.
- Site redevelopment activities or other activities that involve disturbance of soil, shall follow all provisions within the DEP-approved TRC Soil Management Plan dated May 2014.

Therefore, the Town of Winslow, as applicant to the VRAP, is granted the liability protections provided pursuant to Title 38 MRSA § 343-E. The Department will take no actions against the Town of Winslow; and those persons identified in 38 MRSA § 343-E(6), provided that a copy of this letter for the property identified as Lot #141 on Winslow Tax Map 26, located at 120 Halifax Street in Winslow and further described as Lots 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 2007, and 2008 in the Belmont Subdivision Plan recorded in Plan Book 6, Page 8 of the Kennebec County Registry of Deeds. A copy of the recorded document shall be provided to the Department's VRAP.

It should be understood that the VRAP liability protections under 38 M.R.S.A. § 343-E are limited to investigation and cleanup liability as provided in that law and to the environmental conditions addressed by the environmental reports submitted to the VRAP program, and issued based on the conditions established in 38 M.R.S.A. § 343-E. VRAP liability protections under 38 M.R.S.A. § 343-E do not limit the DEP's enforcement authorities for non-compliance with other laws administered by the Department.

If you have any questions regarding the contents of this letter, please feel free to contact Gordon Fuller of my staff at 207-287-4853

Sincerely,



Melanie Loyzim, Director
Bureau of Remediation & Waste Management

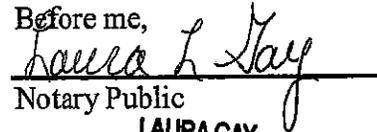
CC: Kelly Race-TRC

STATE OF MAINE
KENNEBEC, ss.

August 22, 2014.

Then personally appeared the above-named Melanie Loyzim, Director, Bureau of Remediation & Waste Management of the Maine Department of Environmental Protection and duly authorized delegee for the Commissioner, and acknowledged the foregoing instrument to be her free act and deed, and the free act and deed of the Department of Environmental Protection.

Before me,



Notary Public

LAURA GAY

Notary Public • State of Maine

My Commission Expires September 24, 2015
Print Name

This letter prepared by Gordon Fuller, Bureau of Remediation & Waste Management



TOWN OF WINSLOW, MAINE

(207) 872-2776 Phone
(207) 872-1999 Fax

www.winslow-me.gov

114 Benton Avenue
Winslow, ME 04901

PUBLIC HEARING

TOWN COUNCIL

ORDINANCE NO. 8-2014

AN ORDINANCE

Providing for: Adding a new section to the Winslow Zoning Ordinance Chapter 14, Building and Property Maintenance Ordinance.

BE IT ORDAINED by the Town Council of the Town of Winslow as follows:

WHEREAS, the Town of Winslow does not have a Building & Property Maintenance Ordinance; and

WHEREAS, the Town Manager has prepared such an ordinance (see attached); and

WHEREAS, the purpose of this Ordinance is to set a minimum standard for the condition and maintenance of the exterior of all buildings and structures and the premises surrounding such buildings and structures; now, therefore

BE IT ORDAINED by the Town Council of the Town of Winslow, Maine that a new section titled Building and Property Maintenance shall be added to Chapter 14, Zoning.

SPONSORED BY: Ben Twitchell

_____, 2014

First Reading, _____
accepted rejected

_____, 2014

Second Reading, _____
adopted rejected

Town Clerk

APPROVED: _____, 2014

CHAIRMAN: _____

TOWN OF WINSLOW BUILDING AND PROPERTY MAINTENANCE ORDINANCE

Section I. Purpose/Scope.

The purpose of this Ordinance is to set a minimum standard for the condition and maintenance of the exterior of all buildings and structures and the premises surrounding such buildings and structures in the High Density Residential, Medium Density Residential, Low Density Residential and Mixed Use zoning districts of the Town of Winslow in order to protect the economic well-being of the town's inhabitants. The appearance of the town as an attractive, well kept, safe, clean community is extremely important to the economic health of its businesses and the corresponding employment opportunities for its residents. Buildings which are not well maintained and which take on an unkempt, dilapidated appearance have a negative, blighting effect not only on the immediately surrounding properties but on the community as a whole and the town's economy. This ordinance is intended to require property owners to maintain their properties in good repair in order to preserve the community's safety and welfare.

Section II. Definitions.

Terms used in this Ordinance shall be defined in the Town of Winslow's Zoning Ordinance and the NFPA Life Safety 101 Code.

Section III. Maintenance Required.

All buildings and structures and all parts thereof in the designated zoning districts shall be maintained in a safe, sanitary and nonhazardous manner. All means of egress, devices, safeguards and equipment shall be kept in good working order. The exterior of all premises and the condition of all buildings, structures and components thereon shall be maintained so as to prevent and repair deterioration, so that the appearance thereof shall reflect a level of maintenance ensuring that the property itself may be preserved safely, and so that hazards to the public health and safety are avoided.

Section IV. Maintenance Standards for Buildings and Structures.

- a. Each property owner shall keep all exterior components of every principal accessory structure in good repair, including but not limited to walls, roofs, chimneys, cornices, gutters, downspouts, drains, porches, steps, landings, fire escapes, exterior stairs, windows, shutters, doors and storefronts.
- b. All surfaces shall be maintained free from deterioration, including but not limited to broken glass; loose or missing shingles or siding; crumbling brick, stone and mortar.

Section V. Maintenance Standards for Premises and Yard Areas.

- a. All premises and yard areas shall be maintained in a safe and sanitary condition, including but not limited to steps, walks, driveways, fences, retaining walls, trees, shrubs. If any such area or object constitutes a danger to health or safety, it shall be repaired, replaced or removed.
- b. All yards, courts or lots shall be kept free of accumulations of trash, garbage, refuse, junk or other noxious or offensive material which may cause a fire hazard or may act as a breeding place for vermin or insects, or create a negative impact on neighboring property values. Weeds and grass shall be kept from becoming overgrown.

Section VI. Maintenance After Casualty Damage.

Any building destroyed by fire or other causes shall be made secure immediately and a permit for demolition or reconstruction shall be obtained within ninety (90) days from the date of the fire or other casualty. Work to either remove or restore a fire damaged building must begin no later than one hundred twenty (120) days from the date of the fire or other casualty.

Section VII. Enforcement, Penalties & Appeals.

- a. This ordinance shall be enforced by the Code Enforcement Officer (CEO), or his or her designee. The CEO shall notify the violator, serving a written notice by certified mail or by hand delivery. The notice shall explain the nature of the violation and require corrective action within thirty (30) calendar days from the date of receipt of the notice to correct the violation; or seven (7) days for a health and/or safety violation.
- b. The CEO may offer one (1) special extension per person/per incident of up to 180 days to violators of this ordinance under certain hardship or extenuating circumstances. If a violation is discovered during the winter months (November 1 – April 1) and if winter weather prevents the timely correction of a violation, an extension may be granted. Cases of disability or financial hardship shall also be grounds of an extension. Violators requesting an extension for financial hardship shall be required to prove hardship through financial documentation. These extensions for seasonal, disability, or financial hardship shall be at the discretion of CEO.
- c. The violator may appeal the CEO's decision as outlined in this chapter. In the case of an appeal, the thirty (30) days allowed to attain compliance shall start the day after

the Board of Appeals has heard an unsuccessful appeal by the alleged violator.

- d. If a violation is not corrected within the time allowed the Town shall pursue all remedies and relief available by law and/or in equity for land use ordinances, including without limitation the remedies and relief provided in 30-A M.R.S.A. § 4452 currently including, without limitation, a minimum penalty of \$100 per day for a specific violation, injunctive relief and reasonable attorney fees, expert witness fees and costs. The Town shall retain all penalties set forth in this ordinance. The CEO may represent the Town in District Court with the written authorization of the Town Council, pursuant to Rule 80-K. Should the services of the Town Attorney be required the CEO shall first review the case with the Town Manager.

Section VIII. Severability.

This Ordinance is adopted pursuant to 30-A MRSA §3001 and 30-A MRSA §3007(2).

Section IX. Effective Date.

This Ordinance shall be effective upon adoption by the Town of Winslow and may be amended in accordance with Town requirements for amending ordinances.



TOWN OF WINSLOW, MAINE

(207) 872-2776 Phone
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114 Benton Avenue
Winslow, ME 04901

TOWN COUNCIL

ORDER NO. 11-2014

AN ORDER

Providing for: The Sale of Town Owned Property (Tax Map 17, Lot 1-E and Lot 1-E-1).

BE IT ORDERED by the Town Council of the Town of Winslow as follows:

WHEREAS, the Town of Winslow owns two parcels of land off of Halifax Street (Tax Map 17, Lot 1-E and Lot 1-E-1); and

WHEREAS, the parcels of land do not have public access; and

WHEREAS, the parcels of land are not needed for Town purposes; and

WHEREAS, one or more abutting property owners have expressed an interest in the parcel of land; now, therefore

BE IT ORDERED by the Town Council of the Town of Winslow that the Town Manager is hereby authorized to negotiate a sale price for the parcel of land described in Tax Map 17, Lot 1-E and Lot 1-E-1 with one or more abutting property owners; and

BE IT FURTHER ORDERED by the Town Council of the Town of Winslow that the Town Manager will present the negotiated sale price to the Town Council for approval.

SPONSORED BY: Gerald Saint Amand

IN THE TOWN COUNCIL

_____, 2014

First Reading, _____

accepted rejected

_____, 2014

Second Reading _____

adopted rejected

APPROVED: _____, 2014

Town Clerk

CHAIRMAN: _____



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114 Benton Avenue
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TOWN COUNCIL

ORDER NO. 12-2014

AN ORDER:

Providing for: Authorization for the Town Manager to Expend Capital Funds for a Combined Sewer and Storm Water Project not to exceed \$200,000.

BE IT ORDERED by the Town Council of the Town of Winslow as follows:

WHEREAS, the Town of Winslow has adopted a Capital Improvement Plan that includes Capital Improvement Funds to finance various town needs; and

WHEREAS, the Town Council authorizes expenditures from the Capital Improvement Fund in accordance with the Capital Improvement Plan; and

WHEREAS, the Capital Improvement Funds have a sufficient balance to fund a combined Sewer and Storm Water Project described in the attached email; and

WHEREAS, the Public Works Director is recommending that this work be performed; now, therefore

BE IT ORDERED by the Town Council of the Town of Winslow that the Town Manager is hereby authorized to make an expenditure from the Capital Improvement Fund from amounts that have been set aside for Public Works Sewer and Storm Water Projects not to exceed \$200,000.

SPONSORED BY: Gerald Saint Amand

IN THE TOWN COUNCIL

_____ , 2014	First Reading, _____	_____
	accepted	rejected
_____ , 2014	Second Reading _____	_____
	adopted	rejected

Town Clerk

APPROVED: _____ , 2014

CHAIRMAN: _____



Message

Wed, Sep 03, 2014 8:39 AM

From: Paul Fongemie
To: Michael Heavener

Subject: Sewer & storm projects

Good morning Mike,

The proposed sewer project is described as follows. East Bowden Street - new sewer main and services, repave street [\$44, 581.00]. Rancourt and Clinton Avenue intersection -reroute sewer main to allow replacement of failing catch basin sitting directly over sewer main [\$25,505.00] Total sewer is \$70,086.00
Storm drain work. Corbett Lane and Roderick Road - Install 4 catch basins and pipe to eliminate water problems in this area. [\$52,970.00]. Dixon Terrace - reroute existing storm water outlet that currently bisects undeveloped house lot. Shared cost with Doug Dixon and will receive drainage easement for new outlet [\$26,850.00]. Total storm drainage - \$79,820.00. We presently have \$211,000.00 available in the sewer capital and \$134,839.00 in the storm drain capital. Not knowing the current backlog of the area contractors, I would request both projects be approved up to \$100,000.00 each. It is my intention to combine these projects into one contract and it would be a bonded project.

Paul E. Fongemie
Town of Winslow
Public Works Director
114 Benton Avenue
Winslow, ME 04901
phone: 207-872-1972 fax: 207-872-1997
cell: 207-649-8496
email: pfongemie@winslow-me.gov



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TOWN COUNCIL

RESOLUTION NO. 20-2014

A RESOLUTION

Providing for: Application for a Restaurant (Class I, II, III, IV) Liquor License by Celeste and Stan LaPointe d/b/a The Pointe Afta, 252 China Road.

BE IT RESOLVED by the Town Council of the Town of Winslow, as follows:

That an application for a Restaurant (Class I, II, III, IV) Liquor License for Celeste and Stan LaPointe d/b/a The Pointe Afta, 252 China Road, be approved pursuant to Title 28-A, Section 2, Subsection 3, Sections 161 and 161-A and Section 601, Subsection 1 of the M.R.S.A., as amended.

SPONSORED BY: GERALD SAINT AMAND

IN THE TOWN COUNCIL

September 8, 2014

First Reading, and adopted.

Town Clerk

APPROVED: September 8, 2014

CHAIRMAN: _____



AAA ENERGY SERVICE CO.

418 Industrial Park Street • P.O. Box 76 • Pittsfield, ME 04967-0076 • (207) 487-3706 FAX (207) 487-5319

PROJECT AGREEMENT

Proposal Date	Proposal Number	Agreement Number	Page
August 6, 2014	PPB4650		1 of 1

Customer: Johnny's Selected Seeds
955 Benton Avenue
Winslow, ME 04901

Location: Seed Packing Furnace Unit #3
Gas Piping
2 Gas Furnaces

Attention: Joe Nixon

AAA ENERGY SERVICE CO. WILL PROVIDE THE FOLLOWING TO CUSTOMER:

We will remove the oil fired furnace that services the seed packing area and replace it with an LP gas furnace. We will connect to the same duct work. We will use the same power and controls and smoke pipe. We will connect to the LP gas line. We will start up the unit test operation.

Price includes furnace and work described as above and labor. Price excludes overtime labor and lift truck.

We will supply and install the necessary pipe valves, hangers and fittings to install the LP gas line from the outside shut off to the indoor heaters. These heaters are the furnace #3 for the seed packing area, unit heater #1 warehouse and the relocated Cox unit #8.

Price includes material listed above, labor and lift. Price excludes overtime labor.

We will supply and install two new High efficiency gas furnaces to replace the two Williamson oil fired ones behind your office. The existing furnaces can not be converted to gas. The new units will be condensing units that will have PVC vents to the outside which we will run out the back wall. We will tie to existing duct and reuse existing cooling units.

Price includes two 120,000 BTU gas furnaces that will be set to burn LP gas with the ability to convert to Natural gas in the future. Price also includes transition duct, flue vents, gas piping to tanks by others within 40ft, insulation of duct we install as needed, all applicable warranties.

Price excludes supply of LP gas, setting of tanks, underground gas pipe if needed, new duct beyond transitions, new controls (re-use existing).

QUOTED PRICE \$26,546.00

As a condition of performance, payments are to be made on a progress basis. Invoice payment must be made within ten (10) days of receipt. Any alteration or deviation from the above proposal involving extra cost of material or labor will become an extra charge over the sum stated above. This proposal will become a binding Agreement only after acceptance by Customer and approval by an officer of AAA Energy Service Co. as evidenced by their signatures below. On the final page of this document, this Agreement sets forth all of the terms and conditions binding upon the parties hereto; and no person has authority to make claim, representation, promise or condition on behalf of AAA Energy Service Co., which is not expressed herein.

AAA Energy Service Co.

Customer

Signature _____

Signature (Authorized Representative) _____

David J. Barden

Name _____

Name (Print/Type) _____

Operations Manager

Title _____

Title _____

Date _____

Date _____

"QUALITY IS HARD TO DEFINE BUT EASY TO RECOGNIZE"