



Town Manager's Report to the Town Council

Submitted by:
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September 2, 2014

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.