



TOWN OF WINSLOW, MAINE

OFFICE OF TOWN MANAGER
ERICA E. LACROIX
ELACROIX@WINSLOW-ME.GOV
WWW.WINSLOW-ME.GOV

114 BENTON AVENUE
WINSLOW, ME 04901
(207) 872-2776
FAX: (207) 872-1999

Monthly Report to the Town Council –January 2020 - Presented February 8, 2021

Happy New Year!

The holidays are over and now we are back to (somewhat) normal functions.

In January we came to agreements on \$2,005,000 in property sales and collected \$52,620 in vehicle sales. This is unanticipated revenue which will be used to offset capital expenses and replenish the fund balance that has been drawn from heavily over the last several budgets.

Budget preparation is ongoing. Preliminary numbers were provided to the Finance Director on January 29. Budget workshops will begin on February 16 with Assessing, Code Enforcement, General Assistance, Administration and Elections first up for review. Department Heads and I will present our budgets via Zoom. The public will have the opportunity to comment by email at any time during the budget process and those comments will be forwarded to the Council as they come in.

The office remains closed to public entry, but the front staff continues to serve everyone as needed. We have had very few individuals upset that they could not enter the building, particularly once they understand that we will come outside to serve them. We have even had a couple of people call and post on Facebook about how easy the process was. Kudos to the front office staff for going above and beyond during this difficult time!

Captain Haley Fleming announced his departure from the Winslow Police Department effective February 26, 2021. He has accepted a position with the Maine State Police which, it should be noted, is one of the most difficult State Police agencies to get into in the entire United States. I would like to thank Captain Fleming for his 13 years of dedicated service to the Department and express my pride at seeing one of Winslow's finest rise to the ranks of the MSP. Congratulations to him and I wish him continued success in his career!

Sale of Tax Acquired Properties

55 Ellis Road had two contracts fall through but is now under contract for \$65,000. As stated in my last report the property is in very poor condition, the roof having failed some time ago and with significant interior damage to the ceilings and walls as a result. The house is likely not salvageable which reduces the value of the property to the value of the land.

79 Clinton Avenue remains listed for \$75,000. There has been very little interest in the property, and I am considering dropping the price \$5,000 just to move the listing back to the top of the realty boards and generate new interest.

South Reynolds Rd Lot 3-H was sold for \$5,000 to Mark and Tarie Ann Sawyer, the abutting property owners. This is good news for the Town as no less than 3 deals have fallen through previously due to the



TOWN OF WINSLOW, MAINE

OFFICE OF TOWN MANAGER
ERICA E. LACROIX

ELACROIX@WINSLOW-ME.GOV
WWW.WINSLOW-ME.GOV

114 BENTON AVENUE
WINSLOW, ME 04901

(207) 872-2776
FAX: (207) 872-1999

location and land characteristics there. The realtor under whom the property was previously listed had it on the market for \$5,000 before deciding to remove it, so we are doing well to get that price and start collecting taxes on it.

Orion Ropeworks Building

Orion's offer of \$2 million was accepted by the Council at the Special Meeting on January 20. There is a 60-day inspection period prior to closing. Orion is also in discussions with Johnny's Seeds to continue the lease on their warehouse space through June 2022 which would delay the removal of the connector between the two buildings.

Sale of Vehicles

The vehicle auctions were concluded on January 14. The Quint Ladder Truck went to Maysfield, West Virginia for \$51,600. The Parks Department F-150 pickup truck was purchased locally by a private buyer for \$1,020. The rescue vehicle did not make reserve and the high bid was not acceptable. That vehicle will be retained and put up for auction again in the spring. I am also considering other auction sites in order to cast a wider net for potential buyers.

Projects

The Chaffee Brook Pump Station permitting is ongoing. The Town has proposed a 'No Construction Zone' in the area of archaeological significance in order to avoid a Phase II Archaeological study. If this plan is approved by the Maine Historical Preservation Committee, it will save the Town approximately \$12,000 in additional costs.

The Benton Avenue Storm Sewer project has been awarded to Ranger Construction. Planning is underway.

Two engineering proposals have been received for sewer work in the Sunset Heights subdivision. Paul Fongemie and I are recommending Wright Pierce be awarded the contract based on a more complete proposal. Engineering work would be ongoing through the spring with construction anticipated to commence in the summer.

Paul Fongemie and I attended a municipal coordination meeting with MDOT and the City of Waterville in advance of the Ticonic Bridge project. This will be a multi-year project to rehabilitate the Ticonic bridge and will most likely involve replacing all three decks. Traffic will likely be impacted for a period of 24 months or more and may involve limited lanes of traffic, complete closures with a detour to the Carter Memorial Bridge, or a combination of those two solutions. Of note the Town of Winslow will need to determine what will be done with the WWI Veteran Memorial stationed on the Southwest corner of the bridge as it must be at least temporarily relocated during construction. I have also discussed including the Railroad in these discussions in an attempt to address deficiencies at the crossing, as well as asking to consider aesthetics of the new structure during the design phase. MDOT has not committed



TOWN OF WINSLOW, MAINE

OFFICE OF TOWN MANAGER
ERICA E. LACROIX
ELACROIX@WINSLOW-ME.GOV
WWW.WINSLOW-ME.GOV

114 BENTON AVENUE
WINSLOW, ME 04901
(207) 872-2776
FAX: (207) 872-1999

to either of these but has agreed to open the discussion. Construction is set to commence in either fall of 2022 or spring of 2023.

Last, a project that is not being conducted by the Town but that will directly affect us is the proposal to remove several dams along the Kennebec River, including the Lockwood Dam, Hydro Kennebec and the Shawmut Dam. There is a concern between several of the neighboring communities that this could affect our tax revenues brought in by these facilities. Hydro Kennebec provides \$564,000 in annual tax revenue to the Town of Winslow. I have been in contact with Michelle Flewelling of Fairfield who indicates she stands to lose \$2 million in revenue from the Shawmut Dam. She is spearheading an effort to mount a coordinated response among the affected communities. I will continue to provide updates on this project as information becomes available.

Respectfully submitted by,
Erica LaCroix
Town Manager