

Report of the Town Manager

December 8, 2014

1. Personnel Updates-

- a. Insurance Advisory Committee- Per your request I am soliciting interest from one (1) non-union school employee and one (1) non-union general government employee to sit in on and participate in the activities of the Insurance Advisory Committee. As earlier discussed, these two additional employees will be non-voting members. As a result of the drastic decrease in our claims experience as a group over the past three months and the fact that the claims are trending downward, the consultant has recommended that we push the transition to premium off by one month in order to bring in one more month of reduced claims data. It is his belief that this additional look will allow the carriers who have submitted proposals to further fine tune their numbers with more up to date and favorable data.

Action Requested: None.

2. Financial Updates-

- a. None at this time

3. Project Updates-

- a. **Phase 5 North Central Pathway-** Phase 5 of the Bike path project will be on the street next week with construction planned to begin in the spring. This phase will create a parking area at the intersection of Spring and Glenallen (the former Mizhir Lot) and will then run along the railbed and river all the way to Butler Road just passed Lil Anthony's. At this point in time the path will run along spring Street to Old Gardner Road and connect with the existing 3.5 mile leg that runs into Gardner.

Action Requested: Let's discuss at your pleasure.

- b. **Cumberland Farms Project-** The proposed redevelopment of a Cumberland Farms store at the site of our current store is still moving forward. The preliminary designs show the store being roughly twice the size of the current store and show the building fronting on Central Street with a patio and seating along the sidewalk. I will update you as I come to know more.

Action Requested: Let's discuss at your pleasure.

- c. **Proposed Business-** You may have noticed activity (tree clearing and survey work) at the intersection of Rt. 140 and Rt. 12 on Nathan Swartz's land. While the business is not yet ready to be publicly announced we have met on a staff level in a development review group with the owners. It appears very likely that the project is greenlighted and will be before the Planning Board shortly. It will be an exceptional gateway business and create new tax base and jobs for the town.

Action Requested: Let's discuss at your pleasure.

- d. Police Station Filed Sub-Bids-** The second round of filed sub-bids for the police station project were due and received last Thursday. They were publicly opened and recorded, as per the law, and once again the Architect and Project Manager have concluded that we did not get an adequate number of bidders and/or bids reflective of the scope. We have a conference call with counsel scheduled for Wednesday to carve out a pathway forward.

Action Requested: Let's discuss at your pleasure.

4. Miscellaneous Updates-

- a. **50 Franklin Street-** I have been advised that the business at 50 Franklin is now compliant with the Board of Health and the Conservation Commission. I further understand that they are working to remove the chipped/shredded materials and will not be bringing any additional materials or shredding any materials onsite without the appropriate DEP permits.

Action Requested: Let's discuss at your pleasure.

- b. **49 Spring Street-** Our court action was successful in compelling compliance with the unregistered vehicle bylaw at this location. As of this writing the unregistered vehicles have been removed from the location.

Action Requested: Let's discuss at your pleasure.

- c. **Multifamily Residential Unit Inspections-** I have been working with Counsel to have a draft bylaw available for your consideration for the annual town meeting. This bylaw will seek to place a local penalty on the books for multifamily residential property owners who fail to have their properties inspected.

- **Action Requested:** Let's discuss at your pleasure.