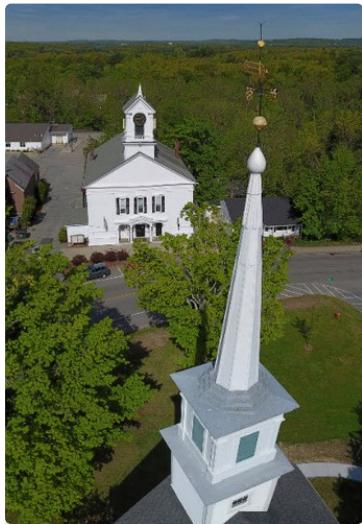


Town Manager Report

Town of Lunenburg- March 30, 2021



Contact Information

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Announcement on Existing Vacancies:

The following is a list of vacancies on the following committees:

- Architectural Preservation District Commission (1 vacancy)
- Bylaw Review Committee (4 vacancies)
- Cultural Council (1 vacancy)
- Green Communities Task Force (2 vacancies)
- Historical Commission (1 vacancy)
- Housing Authority (2 vacant positions)
- TCP Building Design Committee (1 vacancy appointed by the Select Board and Town Moderator for member at large)
- Senior Work Off Program Committee (1 vacancy)
- Zoning Board of Appeals (1 Associate vacancy)

Interested persons can find application forms on the Town Website and completed forms can be sent to the Select Board's Office.

Earmark for Primary School Fire Alarm Upgrade:

I received a copy of the formal request by Representative Kushmerek to the House and Senate Chairs of the Ways and Means Committee to include the FY 2021 state budget earmark for \$25,000 for the Primary School Fire Alarm upgrade in the end of year supplemental budget bill. If included this will allow these funds to be carried over into FY 2022.

Old Primary School Property:

The Monty Tech students should have preliminary drawings by next week. If these are done in time for the April 13th meeting, they will be presented to the Board at that time.

NVRDD Update:

The Executive Director of the Nashoba Regional Dispatch Center gave his written notice on March 15th and his last paid day will be April 2nd. The Administration Board, on which I sit, has a meeting scheduled on Wednesday, March 31st to take action on appointing an Acting Director until the position is permanently filled.

Invitation for Bids/Request for Proposals:

- We received 7 bids for Cleaning Services for our town facilities and we interviewed the lowest, most responsible bidder, Dynamic Janitorial Services, on March 17th. A Notice of Award was issued to them on March 18th and they will takeover cleaning services on April 2nd.
- Bids for the work for the Complete Streets project are due April 1st.
- The Assistant Town Manager issued the Request for Proposals for Trash and Recycling Services on March 18th and bids will be due on April 14th.
- Bids for Landscaping Services for town properties are due on April 15th.
- The Invitation for Bids for the Public Safety Carport and the Library Carpet Project, both FY21 Capital Plan projects, are anticipated to go out to bid in the next couple of weeks.

925 Mass Ave (Goal #1, ii, iii)

After a meeting with MassDevelopment and the consultant from BETA Group that performed the Phase II Environmental Site Assessment, MassDevelopment outlined what we would need to do in order to make this site eligible for the Brownfields recoverable grant through MassDevelopment that I applied for in September. MassDevelopment advised we should find interested parties that would want to purchase the property so they know that the property will ultimately be redeveloped/reused. This will require us to put out a Request for Interest, which will not bind the town to any party but will gauge interest on potential buyers and type of use of the property.

Secondly, we will need to take ownership of the property in order to be eligible for this recoverable grant. The process we have taken over the last two years has been to identify all the known hazards and the extent of the clean-up. The Phase III ESA that the BETA Group is currently working on will outline the costs to remove the underground tanks, the old septic system, remove the pump tanks and piping, a contingency for any soil contamination that will need to be removed, and abatement of the hazardous materials from the building structure will identify how much we will need to apply for from MassDevelopment. We should have this estimate from BETA Group in a couple of weeks.

This property has been in tax title since 2005 and we have kept current with the process with the eventual goal of foreclosing once we knew we would not be liable for the costs of cleanup. MA DEP

regulations allow municipalities to take properties for back taxes and be exempt from costs of cleanup as long as there are no imminent hazards. Based on the Phase II ESA, there are contaminants, but none that would be considered an imminent hazard.

I have a meeting with DEP's Regional Brownfield Coordinator, the consultant from BETA Group, MassDevelopment, and MRPC on March 31st.

As another preliminary step in the process, we will be having a survey conducted to identify the metes and bounds of the property.

In the end, after the clean-up work is done, and the Town sells the property, there will be a deed restriction that identifies that the property may have residual contaminated soil and it would need to be managed if any construction were to occur.

Meetings, Events and Other Announcements:

- The Green Communities Task Force has a meeting on Wednesday, March 31st at 7 p.m. through Zoom.

