

Recommendation to the Millinocket Town Council

ELKS LAND SITE ANALYSIS

Sustainability Committee

April 6, 2022



Contents

Cover Page (pg. 2)

Project Background (pg. 3)

Recommended Order (pg. 4)

Supporting Documentation (pg. 5)



Cover Page

1. Committee Name

- a. Sustainability Committee

2. Summary of Recommendation

- a. The Sustainability Committee recommends that the Millinocket Town Council pass the Order included in this document to purchase wildflower seeds for planting alongside Central Street for beautification, supporting pollinators and reducing grass maintenance for Public Works.

3. All Meeting Dates the Particular Issue was Discussed

- a. 2/17/21, 3/11/21, 5/26/21, 8/18/21, 11/10/21, 1/25/22, 2/14/22, 3/3/22, 3/18/22, 4/6/22

4. Public Input Presented from the Community

- a. Initially some members of the public felt that the Elks property was on the edge of town and therefore unsuitable for a fire station/public safety building due to a concern in response times. Some members of the public also expressed concerns about the high cost of the land compared to its estimated market value. Other members of the public expressed support for having a large site on Central Street that can be used for multiple purposes and support overall economic development. Ultimately, over the course of many more meetings, it was concluded by the committee, with no public opposition, that the Elks site is the only viable site for fire/public safety building after assessing a wide range of variables.

5. Vote from the Committee

- a.



Project Background

The Sustainability Committee has explored constructing a new fire/public safety building after clear and overwhelming evidence of the need. The Committee assessed the viability of various properties throughout the town since February 2021 and has concluded that the Elks property on Central Street is the only viable long-term option for the Town. Considering the high cost of the property, the Committee would like to first conduct a site analysis to gain a third-party perspective of the property's viability before recommending the purchase of the land. This recommendation is for executing an agreement between the Town and a third party professional to conduct a site analysis to provide the feedback necessary to inform next steps.



Recommended Order

ORDER # _____ PROVIDING FOR THE EXECUTION OF SITE ANALYSIS AGREEMENT

WHEREAS the Sustainability Committee has identified an 112+/- acre parcel of land on Central Street as a potential site for a new Fire/Public Safety building; and,

WHEREAS the Committee has concluded that a third-party analysis of the site is required in order to inform the Committee of the site's viability; and,

WHEREAS \$2,500 will be expended from Account E1300-9502 Capital Improvements/Capital Reserve upon execution of the attached agreement,

IT IS THEREFORE NOW ORDERED that the Town Manager is authorized to execute the attached agreement.



Supporting Documentation

Scope of Work:

Date 4 April 2022

To Peter Jamieson, Town Manager

Town of Millinocket, Maine

From Mitchell Rasor, Principal

Regarding 2022.11 Millinocket Fire Station Site Feasibility Study

Landscape Architecture and Planning Services Basic and Additional Services

1. Building and site program coordination with Town
2. Gather available environmental, zoning, and infrastructure information for base plan.
3. Develop a site feasibility master plan addressing proposed program and phasing in the context of zoning, access, circulation, topography, wetlands, and other site issues such as access to the remainder of the property. Available data to be utilized for feasibility analysis,
4. Meet with committee and staff to review findings.
5. Prepare a rendered plan of the site.

Estimated fee: \$2,500.00

Schedule: April to early May