



Sanford Town Council

Town Council Meeting Minutes – January 30, 2007

The Sanford Town Council met at 7:00 p.m. in the Chambers of the Sanford Town Hall Annex on Tuesday, January 30, 2007. Those present were: **COUNCILORS:** Chairperson Anne-Marie Mastraccio, Vice-Chair Joseph Hanslip, Councilor Maura Herlihy, Councilor Gordon Paul, Councilor Bradford J. Littlefield and Councilor Arthur K. Kelly, **TOWN MANAGER:** Mark Green. **TOWN STAFF:** Executive Assistant Sherry Lord, Economic Affairs Director Les Stevens, Town Planner Jim Gulnac, Grant Writer Lee Brunette, Airport Manager Evan McDougal, Superintendent of Schools Jack Turcotte.

Chairperson Mastraccio called the meeting to order at 7:03pm.

The session began with the Pledge of Allegiance followed by a moment of silence.

Roll Call: Chairperson Mastraccio performs the Council Roll Call: Councilor Kelly, present; Council Littlefield, present; Councilor Paul, present; Councilor Herlihy, present; Vice-Chair Hanslip, present; Chairperson Mastraccio, present; Town Manager, Green, present; Executive Assistant, Sherry Lord, present.

Minutes

January 16, 2007 – Executive Session & Regular Meeting: Councilor Kelly moved to approve, seconded by Vice-Chair Hanslip. The Town Council voted 6-0.

Chairman's Reports/Town Council Sub-Committee Reports

- Councilor Littlefield spoke of the Ad Hoc Sub-Committee that consists of himself and Councilor Herlihy. The purpose of this committee is to amend and update the Town Council Rules of Procedure and to draft proposed changes. The committee should have the draft done in a few weeks.

Town Manager's Report

- Town Manager Green mentioned the open house at Eric Stone's Mill on Emery Street. Saturday February 3rd from 10:00 a.m. to Noon.

Communications

School Superintendent, Jack Turcotte discussed three issues that are going on regarding the schools. The school department just received a \$25,000 start up grant from the Department of Education. The grant is designed to hire a facilitator who will begin research for a vocational center construction project. Mr Turcotte also discussed regular school construction and the Governor's School District Consolidation Plan. He went on to discuss the upcoming School Budget.

Public Hearings

The Town Council will hold a public hearing to receive comment on the following:

- 1) The Town of Sanford will hold a Public Hearing to discuss pre-applications being submitted to the State of Maine CDBG program for the Business Assistance Grant Program component. The purposes of these pre-applications are summarized below:

Chairperson Mastraccio declared the Public Hearing open at 7:25 P.M. Director of Economic Affairs, Les Stevens gave an overview of the three CDBG applications. Mr. Stevens handed out informational packets to the press as well as the members of the Town Council. Mr. Stevens introduced each business and gave a brief description of each businesses project summary. Mr. Stevens then introduced Mr. David Nickerson, President of Rubb Inc.

- Rubb Inc., 1 Rubb Lane, Sanford, Maine:
 - \$300,000 of CDBG gap financing as part of a \$ 1,500,000 expansion of Rubb Inc. including an additional 20,000 sq. ft. of manufacturing space, new machinery and equipment, and the creation of 18 new jobs over two years.

Mr. Nickerson handed out a market brochure on Aviation to each of the Council Members. He then proceeded to explain what his company is, and what they do, and what they will do with the CDBG gap financing. He showed a Power point presentation to the Council and audience and responded to Councilors questions. Councilor Herlihy mentioned that the CDBG Grant Advisory committee has voiced their support for this and all of these CDBG applications. There was no one in the audience to speak for or against.

- Wasco Products Inc., 22 Pioneer Avenue, Sanford, Maine:
 - \$400,000 of CDBG gap financing as part of a \$1,300,000 investment in new machinery and equipment and the creation of 30 new jobs over two years.

Mr. Stevens introduced Mr. Christian Magnuson; President & Chairman of Wasco Products Inc. Mr. Magnuson explained that the potential monies received from this grant would help to purchase equipment and software. Mr. Magnuson gave a brief history of the company. There was no one in the audience to speak for or against.

- Oxford Aviation, Sanford Regional Airport, Sanford, Maine:
 - \$400,000 of CDBG gap financing as part of a \$7,750,000 public/private investment at the Sanford Regional Airport including a new aircraft refurbishing and finishing hangar and the creation of 86 new jobs.

Mr. Stevens introduced Kimberly Clarke, Business Development Director for Oxford Aviation Inc. Mrs. Clarke gave a brief update on the project. The demolition started on Monday January 29th. She spoke of the timeline of the new construction with an opening date of December 2007. They will have 15 employees onboard by April and 101 employees come the opening of

business in Dec 07. Oxford Aviation has received over 800 applications to date. The company is actively seeking new business for the new facility. Mrs. Clarke spoke of the jobs that are already lined up for the new facility. She is expecting that 80% of the people that will be hired for the new facility in the third wave of the hiring process will be Sanford citizens. There was no one in the audience to speak for or against. Chairperson Mastraccio declared the public hearing closed at 8:03 P.M.

- 2) The Town of Sanford will hold a Public Hearing to discuss an application being submitted to the State of Maine CDBG program for the Downtown Revitalization program.

Part 1) Declaration of Slum and Blight on an Area-Wide Basis The historical contamination from past industrial activity on a site known as the Mill yard, which is the subject of ongoing assessment and cleanup under the EPA Brownfields program, also creates slum and blight conditions to be formally declared and addressed in the grant application.

Part 2) To build an access road through the Mill yard and a river walk along the Mousam River Construction of the road and river walk, part of which would be financed by a \$500,000 Downtown Revitalization grant, would help revitalize a downtown area designated in the 2005 Bartram and Cochran report and would benefit low and moderate income residents.

Chairperson Mastraccio declared the public hearing open at 8:04 p.m. Mr. Lee Burnett addressed the Council. He explained the process in which will take place. He presented a slide show, explaining that the Mills and mill area need extensive attention and that this grant would be a great beginning to addressing the slum and blight conditions that currently exist.

Mr. Burnett discusses what the mills could be and presented letters he has received in support of this road and river walk. He mentioned local contractors who have offered everything from land to labor to make this Downtown Revitalization work. He discusses the river walk and the community garden is proposed by the York County Extension. Mr. Burnett also mentioned the Open House at Eric Stone's Mill on Saturday February 3rd. Councilor Littlefield believes that this is a great idea and a good start he believes that the community garden is a great idea. Councilor Herlihy mentioned that it is helpful for people to express their support. There were a number of people to speak in favor of this project. They are listed as follows:

- Hazen Carpenter, Chairman of the Trails and Mousam Way Committee on behalf of the committees, fully supports this project. He also stated it meets their criteria.
- Robert Carr, Business Development Director of Applied Thermal Sciences, Sanford Town Resident and member of the Downtown Revitalization Committee. He is very much in favor of this project. He spoke briefly of surrounding communities that made an effort in revitalizing their down town.
- Marguerite Herlihy, Owner of downtown businesses. She mentioned of how nice it is to see people putting effort back into their community. She spoke of other projects happening and the town stepping ahead.
- Christian Magnuson, President of Wasco Products Inc. Wanted to give his support to this project.
- Les Stevens, Economic Development Director spoke in favor of both grants. He believes in connecting the dots and realizing the key points of the community and taking the initiative to connect them together. This grant is a great initiative for the community.

- Joan Affonso, Strategies for a Stronger Sanford. The teens she works with are very excited about this project. They are in full support of this grant application.
- Bill Underwood, member of the Community Development Advisory Committee. He believes this is an exciting opportunity for the community. He feels it will bring a feeling of cooperation and interest in the community. He believes it will send the right message to potential investors and developers to take a good hard look at Sanford.
- David Nickerson, President of Rubb Inc. mentioned that he is pleased to see Pat Fagan begin his work on his Mill. He believes it serves as a sign to other developers that this is the time to get started on the Downtown Revitalization. He is in full support of this and believes it is a great start.

There was no one else to speak in favor or against. Chairperson Mastraccio declared the public hearing closed at 8:30 P.M.

- 3) An application for Liquor License renewal for Spectators, 168 Country Club Road, Sanford, Maine. Chairperson Mastraccio declared the public hearing open at 8:30pm. There was no one to speak in favor or against. Chairperson Mastraccio declared the public hearing closed at 8:31pm.
- 4) An application for blanket letter for game of chance (5-Video Poker) for the Springvale Social Club, 22 Bridge Street, Springvale, ME. Allowing them to operate Games of Chance for 5 Video Poker Games during the period of March 1, 2007 through February 28, 2008. Chairperson Mastraccio declared the public hearing open at 8:31pm. There was no one to speak in favor or against. Chairperson Mastraccio declared the public hearing closed at 8:31pm.
- 5) An application for Liquor License renewal for Jerry's Diner-Cindy Too, 6 Lebanon Street, Sanford. Chairperson Mastraccio declared the public hearing open at 8:31pm. There was no one to speak in favor or against. Chairperson Mastraccio declared the public hearing closed at 8:31pm.

Public Participation

None

Old Business

- 07-14.07 The Town Council hereby ordains a Contract Zoning Agreement between the Town of Sanford and KGI Sanford, LLC. This item must be read on two separate days. This is the Second reading. Councilor Littlefield moved to approve, seconded by Vice-Chair Hanslip. Town Manager Green reviewed the changes with the Council. Mr Durwood Parkinson addressed the Council and gave a brief timeline for the Project. The goal is to pull a permit prior to June and start construction sometime in June. The process has taken longer than expected but the developer is eager to get started. The Town Council voted 6-0.

New Business

- 07-15.01 Ordered, to approve application for Liquor License renewal for Spectators, 168 Country Club Road, Sanford, Maine. Councilor Littlefield moved to approve, seconded by Vice Chair Hanslip. The Town Council voted 6-0.

- 07-16.02 Ordered, to approve an application for blanket letter for game of chance (5-Video Poker) for the Springvale Social Club, 22 Bridge Street, Springvale, ME. Allowing them to operate Games of Chance for 5 Video Poker Games during the period of March 1, 2007 through February 28, 2008. Vice-Chair Hanslip moved to approve, seconded by Councilor Littlefield. The Town Council voted 4-2. (Councilor's Paul and Herlihy opposed).
- 07-17.03 Ordered, to approve an application for Liquor License renewal for Jerry's Diner-Cindy Too, 6 Lebanon Street, Sanford, Maine. Councilor Littlefield moved to approve, seconded by Vice Chair Hanslip. The Town Council voted 6-0 to approve.
- 07-18.04 Ordered, to authorize the Town Manager to sign a pre-application letter to the State of Maine CDBG program for the Business Assistance Grant Program for a) Rubb, Inc., 1 Rubb Lane, Sanford, Maine b) Wasco Products Inc., 22 Pioneer Avenue, Sanford, Maine c) Oxford Aviation Inc., Sanford Regional Airport, Sanford, Maine. Vice Chair Hanslip moved to approve, seconded by Councilor Littlefield. The Town Council voted 6-0 to approve.
- 07-19.05 Ordered, to authorize the Town Manager to sign an application to be submitted to the State of Maine CDBG program for the Downtown Revitalization Program. A) Declaration of Slum and Blight on an Area-Wide Basis. B) To build an access road through the Mill Yard and a river walk along the Mousam River. Vice-Chair Hanslip moved to approve, seconded by Councilor Littlefield. The Town Council voted 6-0 to approve
- 07-20.06 Ordered, to amend the 2007 Town Council Rules of Procedure Section 33. E-mails. Vice-Chair Hanslip moved to approve, seconded by Chairperson Mastraccio. Vice Chair Hanslip read the proposed changes. Councilor Herlihy mentioned that she would like the wording to be changed. She thinks it could read easier. Vice-Chair Hanslip doesn't have a problem with Councilor Herlihy changing it to read easier. The Town Council voted 6-0.
- 07-21.07 Ordered, to amend the 2007 Town Council Rules of Procedure Section 41. Council standing committees and Ad Hoc or temporary committees. Vice-Chair Hanslip moved to approve, seconded by Councilor Herlihy. Vice-Chair Hanslip spoke of the suggested changes to Section 41 of the Rules of Procedure. Councilor Littlefield had a concern about the marked up document. The Town Council voted 6-0.

Council Member Comments

Councilor Kelly: No report this evening

Councilor Littlefield: No report this evening

Councilor Paul: No report this evening

Councilor Herlihy: spoke of the CDBG Committee meeting with Joan Nass and how Mrs. Nass never fully understood the vision until just recently.

Vice-Chairperson Hanslip: Spoke of the CDBG Grants presentation. Spoke of the Mills being the lifeblood of the community at one time. He stated that we have begun a process.

Chairperson Mastraccio: feels that people feel good about what is happening. She has had positive comments in the last few weeks.

Future Agenda Items

Rules of Procedure 2/20/07

Adjournment

Chairperson Mastraccio moved to adjourn at 8:55pm seconded by Vice-Chair Hanslip.

Respectfully submitted,

Mark Green
Town Manager