



# Sanford City Council

City Council Meeting Minutes – October 15, 2019

The Sanford City Council met at 6:00 p.m. in the Chambers of the Sanford City Hall Annex on Tuesday, October 15, 2019. **Mayor:** Thomas P. Cote. **COUNCILORS:** Councilor Maura A. Herlihy, Councilor John L. Tuttle, Jr., Councilor Robert G. Stackpole. **CITY STAFF:** City Manager Steven Buck; Executive Assistant Lorisa Ricketts; Fire Chief Steve Benotti; Development Director Ian Houseal; Airport Manager Allison Navia; Public Works Director Matt Hill; School Superintendent Matt Nelson; Code Officer Aaron Lederer.

## Pledge of Allegiance

The regular City Council session began with the Pledge of Allegiance and a moment of silence.

## Moment of Silence

## Roll Call:

Mayor Cote performed the Council roll call: Councilor Stackpole, present; Councilor Tuttle, present; Councilor Herlihy, present.

Councilor Hanselmann, Councilor Hanslip, and Deputy Mayor Lanigan, absent with notice.

## Minutes

19-534-01 Ordered, to approve the minutes from the City Council Meeting held on October 1, 2019.

Councilor Tuttle moved to approve. Councilor Stackpole seconded. Motion passed 4-0.

19-535-01 Ordered, to approve the minutes from the Executive Session held on October 1, 2019.

Councilor Stackpole moved to approve. Councilor Tuttle seconded. Motion passed 4-0.

## Mayor's Report/City Council Sub-Committee Reports

Mayor Cote thanked SMHC for inviting him to speak at the kickoff for the Summer Commons project. It is exciting and they have already made a lot of improvements to the grounds. Good things are going to happen there.

Councilor Stackpole and Councilor Tuttle were at the event as well, and very pleased with what they saw there.

Repeal of Road Impact Fees at Zoning Subcommittee. The committee also discussed changes in Chapter 280 – were sent back for further discussion. Solid Waste Subcommittee met and discussed items from the news – there is light on the horizon for recycling costs. Discussed removal of debris from CGA site for a solar project. Property Subcommittee also met.

### **City Manager's Report**

City Manager Buck spoke about the NextEra Solar project at the airport. He also spoke about a solar project to occur on two sites with Walden Green Energy on the closed landfill and an adjacent closed gravel pit.

See attached.

Councilor Stackpole commented that a great side benefit to this project is getting funds to clean up the CGA site – that's a real benefit to the community. Sanford was first in on these solar projects; being able to build on that is going to pay benefits to the community in the future.

### **Communications/Presentations**

19-556-01 Presentation on Cooperative Agreement with US Environmental Protection Agency and Award of Brownfields \$800,000 Multipurpose Grant

Planning Director Beth Della Valle presented on the \$800,000 Multipurpose Grant awarded to Sanford in June.

### **Public Participation**

Dianne Connelly from Springvale said she has had conversations with her neighbors over the last couple of weeks. They are concerned about how they get information on the bond issues and other items.

Fact sheets will be distributed to both libraries and posted on the City's website and Facebook page, Welcome to Sanford, Maine.

Sonny LeClair said he sees a lot of buildings being brought down and nothing being built. Are there new buildings and apartments being built? Yes, there are new projects that have been built, and there are several in the works.

## **Public Hearings**

The City Council will take public comment on the following:

- 19-554-01 A Public Hearing for the Installation of Overhead Sign Structures at the Roundabout of Route 109 and Route 4 known as MaineDOT WIN22974.00 Safety Improvement.

Public Hearing opened at 6:28 PM.

Jerry Dostie from Maine DOT introduced the public hearing. Mark Suennen from VHB, the project consultants for the project, presented on the project, which aims to install overhead signs to guide drivers to the correct lanes for navigation of the roundabout.

Mayor Cote asked about the mast arms – are they in short supply? Yes – it will take 7-9 months just to get the steel. Likely, ordering of steel would happen in the spring with installation in fall of 2020.

Councilor Herlihy asked if there would be room to put some sort of slow down signage on the mast arms. MDOT can look into that. Probably couldn't put speed limit signs on them, but could examine other options.

Fred Smith asked how the Sanford roundabout measures up to other roundabouts in terms of size – he hears comments that it is too small. The short answer is that by all measurements, it is the appropriate size for its location. MDOT does intend to re-stripe the approach lanes so they are more correct.

Don Hanson asked with regards to the striping issue – who is responsible for striping? Markings fade by the fall. And also, will the old signs be removed? Yes, the old signs will be removed. MDOT will be getting out sooner in the spring to get the markings re-painted. Not sure whether they would go out and paint in the fall as well. They are also looking at re-painting the striping so lane widths are consistent and things should function better. May also increase the size of the yield signs so they are more obvious.

Dianne Connolly said a study from 2014 cited about the same number of failures to yield. Is there an issue with the mound in the center obscuring view? Is it practical to add a flashing light system for emergency vehicles? Part of the purpose of the center island is to prevent glare from the other side, particularly at night. Because it is not a traffic signal and there's not a traffic signal control, beacon light would not be appropriate for a roundabout – there is no way to stop other vehicles on other approaches from coming through.

Bruce Hagen – there are so many signs currently that people get confused. Putting the overhead signs up sounds good, but need to improve striping. Shouldn't do anything with signs until striping is improved.

Public Hearing closed at 6:54 PM.

- 19-508-01 A Public Hearing for the proposed changes to the City of Sanford General Assistance Ordinance.

Public Hearing opened at 6:59 PM.

Randy White, General Assistance Director, presented on this item and explained how the analyses are made that determine eligibility levels.

Councilor Stackpole asked Director White his opinion: does he see that there is a housing shortage not just in Sanford but in other communities? Director White said he speaks to his contemporaries in other communities all over the state and they are seeing the exact same shortage. It appears that there is more demand in many similar-sized communities to Sanford.

Public Hearing closed at 7:04 PM.

- 19-526-01 A Public Hearing to receive comments on the renewal liquor license application with Malt, Spirituous, and Vinous privileges from Kai Sanford Restaurant LLC D/B/A Kai Asian Fusion, 459 Main Street, Sanford, Maine.

Public Hearing opened at 7:04 PM.

No public comments.

Public Hearing closed at 7:05 PM.

- 19-529-01 A Public Hearing to receive comments on the renewal of the City Special Amusement Permit, and an application for liquor license renewal with malt, spirituous, and vinous privileges from Back Street Sanford LLC D/B/A Back Street Sanford, 16 School Street, Sanford, Maine.

Public Hearing opened at 7:05 PM.

No public comments.

Public Hearing closed at 7:05 PM.

- 19-550-01 A Public Hearing to receive comments and disseminate information on three capital projects appearing on the November 5, 2019 ballot, for which the City would issue general obligation securities if approved.

Public Hearing opened at 7:05 PM.

City Manager Buck presented on the roads and fire department land bonds, and Superintendent Nelson presented on the school construction bond. (see attached.)

Debbie Randall of Springvale has problems with what she sees happening in the community. Road repairs should last longer; the school should be used better; need students to stay in the community after they finish school. She was against the bonds when she came tonight; now she is for them after the presentations.

Councilor Herlihy thanked her for her comments; she explained that the issues with roads have been in part because of quick patches; this program will help address that.

Manager Buck said Director Hill is looking at different road materials that will have longer life.

Fred Smith said we are talking \$17 million. The roads are a no-brainer and should be done. Has some concern over the schools and fire station land because of what is happening at the State. Thinks we should wait a year on those to see what happens at the State – thinks they will find funds from the local

Do we have any prospects of companies coming in and giving jobs? If we have more companies coming in, they will be paying more taxes and take burden off homeowners. Mayor Cote said there will be 50 new jobs at the eldercare facility. Did a survey of industrial companies at the airport – right now, the existing companies need a total of 100 employees. The intent is to attract companies and new families to the community and create new tax revenue.

City Manager Buck spoke about a new recreational sports-based facility that is being planned for South Sanford

Dianne Connolly said that in 2014/2015 Mr. Buck had public forums about the new school and talked about the debt ratio. What is the current debt ratio? Also asked what property is being considered for purchase?

Manager Buck said the debt ratio information is in the audit. He showed a graph showing a comparison of Sanford's debt service as a percentage of its budget compared to other communities; Sanford is much lower. Even with the new bonds, Sanford will be just under 7%.

City Manager Buck said he hesitates to mention the land specifically, but will since it was asked. Springvale Nursery Property – the development fits

there and site isn't as topographically challenged. Old Nissan dealership is another possibility. A third is too small.

Chief Benotti said he is encouraged by what is happening in the City – the people who are doing this work are doing a phenomenal job. It is hard to not see things happening instantaneously. It is critical that we secure the pieces of property for a future fire station. The ISO rating is not just response to fires, they are response times to medical issues.

Our fire facilities are old. This discussion of changing from three stations to two stations has been happening over a long period of time, and making this investment in land

Fred Smith asked about the possibility of using the old Ballenger Auto parking lot as possible alternative site. Chief Benotti said that based on the modern needs of a fire station, the Ballenger site is not large enough and doesn't have appropriate approaches, etc. One of the things necessary is ongoing training; used to use the Roosevelt school for that. Could host trainings for outside groups – would be a profit-making enterprise. Looking at long-term aspect, fire stations were built 50 to 100 years ago; workforce has changed greatly – want to avoid having to come back in 15 or 20 years asking for more money.

Public Works Director Matt Hill spoke about making investments in the community, improving community morale. The Public Works Department has been working closely with the utility providers in the community. Has had a 20 year career so far, has been here 5 years; he thinks this is the launching point for improvement and really excited about it.

Mayor Cote said that in the last six years, Sanford has completed the largest high school project in the State's history; if the school bond is addressed, we will be able to address all schools Pre-K through 8 for \$20 million locally. We have started the largest solar project in the state's history; we have built the largest fiber project in the state. \$35 million in investment at SMHC with 50 new jobs; York Hospital walk-in center; YMCA expansion; sports medicine facility there; two new car dealership. Stenton Trust Mill site is being cleaned up. 25 dangerous buildings being taken down. This is an opportunity for us to make our own destiny. This is not wasteful spending.

Councilor Tuttle agrees with the Mayor on all points. Is also a native. We have been penny smart and pound foolish over the years. As a Sanford native, this is the right way to go.

Councilor Stackpole said this is all about infrastructure. We need to invest in our community. If we build it, they will come. We are already seeing the tip of that iceberg; businesses are starting to come and people are paying attention to Sanford. Since he has been on the Council, he has been

beating the drum on increased funding for roads, wanted to go to the full \$4 Million. But this is a better plan. We need to keep up the great safety services that we have. It's like there is a new mentality in town; Sanford is on the move and we are starting to see the beginnings of a different Sanford. These bonds are tremendously important. Things are changing for the better.

Public Hearing closed at 8:26 PM.

### **Consent Agenda**

19-527-01 Ordered, to approve the following license requests:

1. An application for a Liquor License renewal from Kai Sanford Restaurant LLC D/B/A Kai Asian Fusion, 459 Main Street, Sanford, Maine.
2. An application for a Liquor License renewal and City Special Amusement Permit from Back Street Sanford LLC D/B/A Back Street Sanford, 16 School Street, Sanford, Maine.

19-532-01 Ordered, to approve a Cooperative Agreement with US Environmental Protection Agency for Award of Brownfields \$800,000 Multipurpose Grant.

Mayor Cote sought questions or comments from the Council on the Consent Agenda. Seeing no questions or comments, the motion was approved.

### **Old Business**

19-492-01 Ordained, repeal of City Code §§ 136-1 through 136-15, the chapter pertaining to road impact fees, in its entirety. (This item must be read at two separate meetings; this is a second reading.)

Councilor Herlihy moved to approve. Councilor Tuttle seconded.

Motion passed 4-0.

### **New Business**

19-553-01 Ordered, to approve and authorize the City Manager to execute an operating rights agreement with Pine Tree Helicopter, LLC to provide Specialized Aeronautical Service Operations at the Sanford Seacoast Regional Airport.

Councilor Tuttle moved to approve. Councilor Stackpole seconded.

Allison Navia, Airport Manager, introduced this item. Parker Montano, president of Pine Tree Helicopters, presented on his business – will be the

only helicopter flight school in Maine. Will expand into aerial tourism, photography, survey, and air taxi service.

Manager Navia – the percentage of revenue to the City will be twice as high as a similar business currently at the airport.

Motion passed 4-0.

19-505-01 Ordered, the City Council hereby ordains amendments to the City of Sanford General Assistance Ordinance. (This item must be read on two separate occasions. This is the first reading.)

19-523-01 Ordered, to accept a three-year bid from C. A. Plante & Sons, Inc. for the plowing and salting of the East Side Route in Sanford and Springvale.

Councilor Tuttle moved to approve. Councilor Stackpole seconded.

Director Hill presented the background on this item. The department is still locating plow drivers for the season, so thought it wise to go out to bid on this item to give some time to catch up.

Chief Benotti asked if private contractors have to pass the same safety training as municipal employees. Currently, they do not have to meet the same standards – must have experience doing the job and have recommendations from others they've worked for in the past; must have their equipment pass inspection.

Motion passed 4-0.

19-522-01 Ordered, to accept a bid from Hilltop Chevy of Somersworth, New Hampshire in the amount of \$223,833.00 for the purchase of six (6) medium duty trucks for the Department of Public Works (5) and the Parks and Recreation Department (1).

Councilor Stackpole moved to approve. Councilor Herlihy seconded.

Councilor Tuttle asked if any local folks have been checked with. Director Hill said they put out a bid with criteria that the bidders are required to meet. Three bids were received; the two that were not accepted, including the Maine bidder, had a lot of exceptions where they didn't meet all of the criteria laid out in the bid.

Motion passed 4-0.

19-530-01 Ordered, to approve an increase in the Municipal Agent fees charged for validation of motor vehicle registrations as allowed by PL 2019, Chapter 255 (LD 917) "An Act Increasing Municipal Agent Fees for Motor Vehicle Registrations. The fee for renewal registrations will increase from the current

\$3.00 per vehicle to \$5.00; new registrations and transfers will increase from the current fee of \$4.00 per vehicle to \$6.00.

Councilor Herlihy moved to approve. Councilor Stackpole seconded.

This was discussed at length at Property Subcommittee; this is in line with State law. Fees have not been adjusted here in Sanford for 20 years. Councilor Tuttle asked Manager Buck to give him information on how these fees compare to other communities.

Motion passed 4-0.

- 19-536-01 Ordered, to approve amendment of Services Agreement for Sanford Brownfields Program with TRC Companies.

Councilor Stackpole moved to approve. Councilor Herlihy seconded.

Director Della Valle presented on this item.

Motion passed 4-0.

- 19-444-01 Ordered, to accept the bid for the demolition and removal of the 91 Pioneer Avenue building from Guillemette Brothers Inc. in the firm fixed price in the amount of \$13,975.

Councilor Herlihy moved to approve. Councilor Stackpole seconded.

Community Development Director Ian Houseal presented on this item.

Fred Smith asked whether some of the City-owned properties could be auctioned off to developers who could renovate them. Mayor Cote said that getting tax-owned properties off the books is a priority. A lot of the properties that go through the dangerous building process are not able to be renovated.

Director Houseal explained that this property had someone interested in it, but without the house, which is falling down.

Motion passed 4-0.

- 19-557-01 A hearing to determine the whether 35 Lebanon Street, Sanford Maine owned by Donna Swanson identified as Lot 59 on Tax Map L28, and further described in a Deed recorded in the York County Registry of Deeds at Book 17745, Page 255, is a dangerous building or nuisance within the meaning of 17 M.R.S.A. §§ 2851- 2859, and to determine what, if any, remedy is appropriate. Notice of this hearing was duly served on the owner's representative in-hand and by certified mail to parties in interest and advertised in the newspaper on September 20, September

27, and October 4 as required by Law when an owner or party in interest is unknown or is not ascertainable with reasonable diligence.

Councilor Tuttle moved to approve. Councilor Stackpole seconded. Hearing opened at 8:46 PM.

Director Houseal presented on this item. Mayor Cote asked when the building was last occupied. Director Houseal stated it hasn't been occupied since the fire in 2014.

Donna Swanson, the property owner, and Bob Flannery, who is purchasing the building from her this week, said they have been doing work on this building. They have been working on the building. A new electric service center was installed; they have a functioning sprinkler system; there is a landscaper working on the building. Interior has had work done on it.

Building sat vacant because of title issues.

Ms. Swanson said she has been communicating with Aaron regarding her other properties; she has not gotten the notices on this one.

Code Officer Lederer did not personally see the building or electrical permit but can check on them. There is not currently a vacant building license on this building.

Need to have owner and potential owner aligned with the Code Enforcement office. Mayor Cote suggested they get together with the Codes office to discuss the way forward.

Hearing closed at 9:08 PM.

19-558-01 Findings and Order, pursuant to 17 M.R.S.A. §§ 2851-2859 - Dangerous Building - 35 Lebanon Street, Sanford Maine, Tax Map L28, Lot 59.

Councilor Herlihy presented the Council's findings and orders (see attached). Councilor Tuttle seconded.

Councilor Herlihy said it sounds like with the work that has been done so far on this building, it should not take much to finish the work needed.

Motion passed 4-0.

19-559-01 A hearing to determine the whether 7 Normand Avenue, Sanford Maine owned by Steven Hussey and Christine Jeannette identified as Lot 8 on Tax Map J36, and further described in a Deed recorded in the York County Registry of Deeds at Book 14581, Page 236, is a dangerous

building or nuisance within the meaning of 17 M.R.S.A. §§ 2851-2859, and to determine what, if any, remedy is appropriate. Notice of this hearing was duly served on the owners in-hand and by certified mail to parties in interest and advertised in the newspaper on September 20, September 27, and October 4 as required by Law when an owner or party in interest is unknown or is not ascertainable with reasonable diligence.

Hearing opened at 9:16 PM.

Director Houseal presented on the history of the property and shared photos of it. Code Officer Aaron Lederer was present to speak about the condition of the property.

Erika Frank, an attorney for the owner, was present and stated her objection. Her client is in the process of foreclosing on this property; there is a bankruptcy proceeding in progress which is holding up the foreclosure. She is willing to renew the rental license that has lapsed.

Mayor Cote explained that this process is a long one

Director Houseal revisited the next steps and explained that once the order is made, the bank will have 30 days to address the issues.

Hearing closed at 9:26 PM.

19-560-01 Findings and Order, pursuant to 17 M.R.S.A. §§ 2851-2859 - Dangerous Building - 7 Normand Avenue, Sanford Maine, Tax Map J36, Lot 8

Councilor Herlihy presented the Council's findings and orders (see attached). Councilor Tuttle seconded.

Motion passed 4-0.

19-561-01 A hearing to determine the whether 49 North Avenue, Sanford Maine owned by the heirs of Dale Sanchez identified as Lot 43 on Tax Map I27, and further described in a Deed recorded in the York County Registry of Deeds at Book 14733, Page 426, is a dangerous building or nuisance within the meaning of 17 M.R.S.A. §§ 2851-2859, and to determine what, if any, remedy is appropriate. Notice of this hearing was duly served on the parties in interest and advertised in the newspaper on September 20, September 27, and October 4 as required by Law when

an owner or party in interest is unknown or is not ascertainable with reasonable diligence.

Hearing opened at 9:31 PM.

Director Houseal presented on the history of the property and shared photos of it. Code Officer Aaron Lederer was present to speak about the condition of the property.

Hearing closed at 9:40 PM.

19-562-01 Findings and Order, pursuant to 17 M.R.S.A. §§ 2851-2859 - Dangerous Building - 49 North Avenue, Sanford Maine, Tax Map I27, Lot 43

Councilor Herlihy presented the Council's findings and orders (see attached). Councilor Tuttle seconded.

Motion passed 4-0.

### **Council Member Comments**

Councilor Hanselmann: Not Present.

Councilor Stackpole: Reminded everyone to please get to the polls and vote on Tuesday, November 5. Also encouraged people to attend or view the Candidates Night on Thursday, October 24 at 6 PM in the Council Chambers.

Councilor Tuttle: None.

Councilor Hanslip: Not Present.

Councilor Herlihy: Film Festival starts Wednesday. Details on [SanfordFilmFest.com](http://SanfordFilmFest.com). This event is lots of fun and she encouraged people to attend.

Deputy Mayor Lanigan: None.

Mayor Cote: Film festival has evolved a lot since it began – it is a fun event. Was glad to see people come out for the public hearings tonight. Will be giving a brief overview of bonds at next Thursday's Candidates Night.

### **Future Agenda Items**

None.

### **Adjournment**

Mayor Cote moved to adjourn regular meeting at 9:48 PM.

Respectfully submitted by Lorisa Ricketts, Executive Assistant.

# City of Sanford



**From the Desk of  
Steven R. Buck  
City Manager**



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## Memo

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To: City Council  
Subject: Manager's Report for October 15, 2019  
Date: October 15, 2019

### **Solar Development – Next Phase:**

The City continues to work with NextEra on the Sanford Airport Solar LLC Project, a 50 MgW solar photovoltaic development both on an off the Airport Site. Construction started on the Project October 7<sup>th</sup>, 2019 and will continue until winter weather halts the Project until next spring. The Airport Solar Project has a Power Purchase Agreement that will transmit the Power over the ISO New England Grid to be purchased by electrical distribution networks in Connecticut and New Jersey. The Project is anticipated to be fully operational for November of 2020.

The next Phase of solar development partnership will be between Walden Green Energy of Portsmouth, New Hampshire and the City of Sanford. The development will occur on two sites, the closed Rushton Street Landfill and an adjacent gravel pit and the former CGA Recycling Center off the New Dam Road.

The Landfill Project will occur on top of the closed land fill and also on an adjacent dormant gravel pit. The City has a Lease of the Landfill with Walden Green Energy who has also leased the adjacent lands. Walden Green Energy (WGE) has applied for received the Interconnect Study and has also applied for an now received an Interconnect Agreement to connect to the existing overhead electrical lines to transmit up to 10 MgW of power at this Site. The Company is current in desing phase and anticipates the start of construction for spring 2020.

The second development will encompass the former CGA Site off New Dam Road. The City applied for and has received an EPA Multi-Purpose Grant of \$800,000 with City matching funds of \$40,000. A portion of these funds will be used to complete the removal actions and then remediate the copper contaminated soils pursuant to a State Approved Analysis of Brownfields Cleanup Alternatives or ABCA specifically designed to maximize the solar development potential of the Site. Pursuant to the secondary ABCA that was authorized by the State, the City's Consultants, TRC, indicates there should be approximately 11 acres of permittable space to support the Solar Development. WGE filed for a study of the New Dam Road that identified approximately 5 MgW of current transmission capacity. This would require 25 – 30 areas of developable area less the 11 acres of the CGA Site leaving 14 – 19 additional acres.

City Administration has worked with the Maine Turnpike Authority who owns 97 acres surrounding the CGA site on three sides. These Lands are part of a prior Mitigation Offsets necessitated during an expansion phase of the Maine Turnpike. The Authority is willing to work with the City towards solar development on these lands if the City is able to work with and or have amended the current restrictive covenants.

Administration worked with Maine DEP Commissioner Reed to examine the Covenants and current value of the mitigation lands. Commissioner Reed assigned the work to Mark Stebbins of the MEDEP as having formerly worked on these lands during the original Turnpike widening project. The City is seeking to utilize 17 to 20 acres adjacent to the New Dam Road, to which MEDEP is receptive provided that enough capacity is remaining to mitigate the Turnpike's former work.

Administration is further exploring new options now available under the recently enacted LD 1711 An Act to Promote Solar Energy Projects and Distribution Generation Resources in Maine, now Public Law Chapter 478. The New Law direct the Maine Public Utilities Commission (PUC) to procure 125 MgW of distributed generation associated with Commercial or Institutional Customers and 250 MgW for large-scale shared distribution generation resources each through a competitive bid solicitation. It is this solicitation for bids on the two categories of distributed generation that has caused a flurry of inquiries from experienced solar developers just now seeking to enter the Maine Markets. The City's work with Walden Green Energy prior to the passage of the Omnibus Solar Bill in establishing Land Leases, apply for Interconnect Studies, applying for Interconnections, and starting the Environmental Permitting places the City's partnership projects ahead of most competitors.

Administration has also started to develop for Council review and consideration a Power Purchase Agreement that will take advantage of the Landfill and CGA Site development. The City currently does a consolidated purchase of electrical power for;

School Department – 3,739,742  
Sewerage District – 1,864,638  
Municipal Accounts\* – 3,350,860  
Total All Accounts – 8,995,240 MgW

Pursuant to the New Public Law, Net Energy Billing could be used for the City to acquire a Consolidation Agreement utilizing the New Distributed Generation Resource Credits as a Power Purchase Agreement for the solar generation of either or both the Landfill and CGA Sites. Initial Estimates would be Standard Offer at \$0.09/kwhr plus  $0.75 \times (0.058075) = 0.13356$ /kwhr Credit towards the Bid Price for the solar generation. The City recently signed a competitive contract with Constellation new Energy Inc. for \$0.062/kwhr in comparison. Our average delivered price under this scenario will be \$0.12/kwhr. Either a contract for differences or how the Credits would be applied under a consolidated power purchase agreement are being explored.

Administration will report back to the Council as the progress on a future Power Purchase Agreement for the next phase of Solar Development moves forward.



# Roundabout Signing Improvements Sanford, Maine

Intersection: Route 4 and Route 4A/Route 109

*Presented by*  
**Mark Suennen, PE, PTOE**

October 15, 2019

# Overview

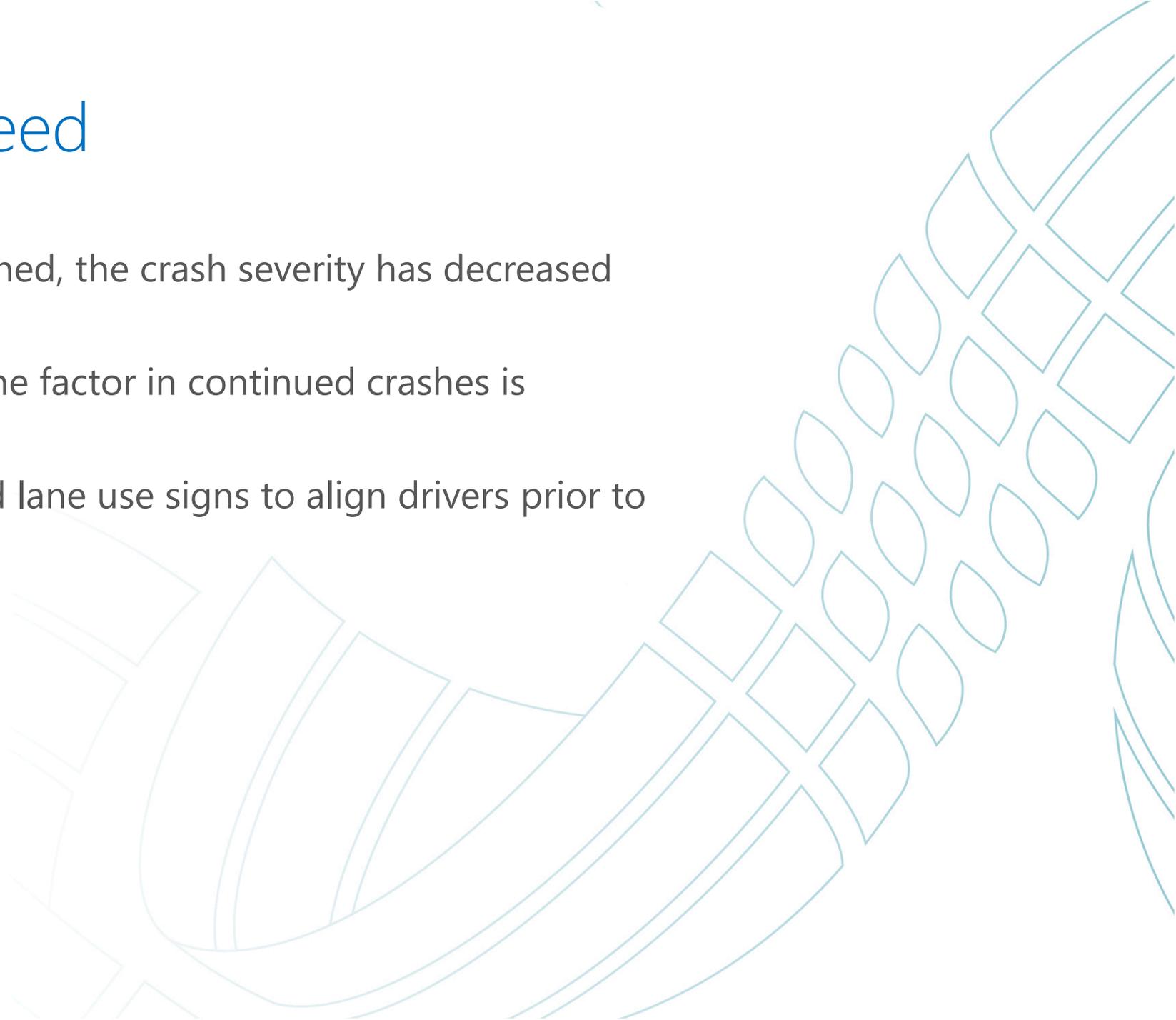
Existing Conditions

Crash Data

Proposed Solution

# Purpose and Need

- Since the roundabout opened, the crash severity has decreased but the crash rate has not.
- Safety analysis suggests one factor in continued crashes is circulating lane selection.
- Solution: Provide overhead lane use signs to align drivers prior to entering the roundabout.





## Existing Conditions

- Roundabout with two circulating lanes
- 3 approaches with single lanes; 1 approach with two lanes
- Route 4 exits are single lane
- Route 109 exits are two lanes (EB transitions to single lane)





Eastern Leg - Route 109/Route 4A (Main Street)



Northern Leg - Route 4 (Alfred Road)



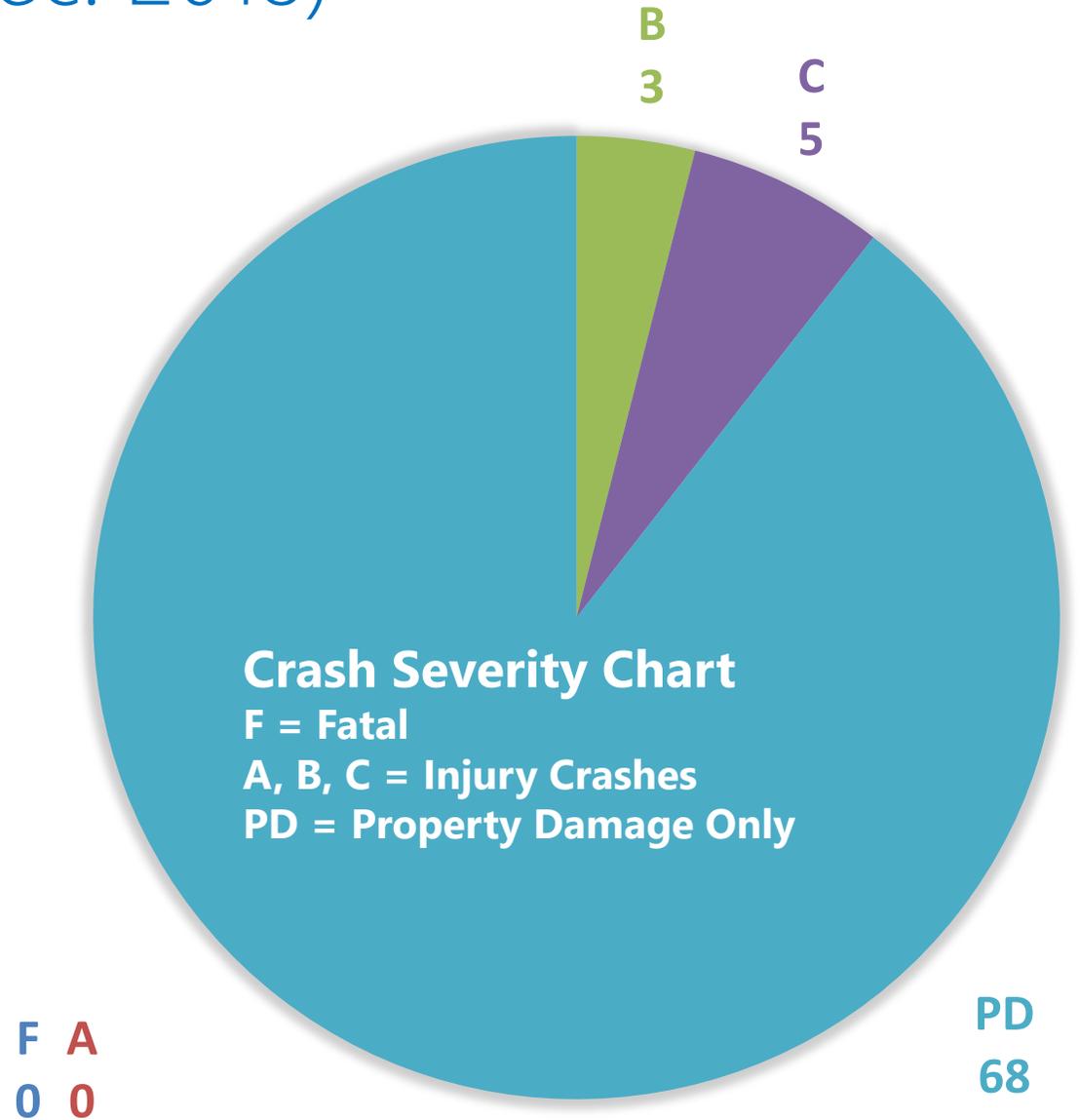
Western Leg – Route 109 (Main Street)



Crash Data

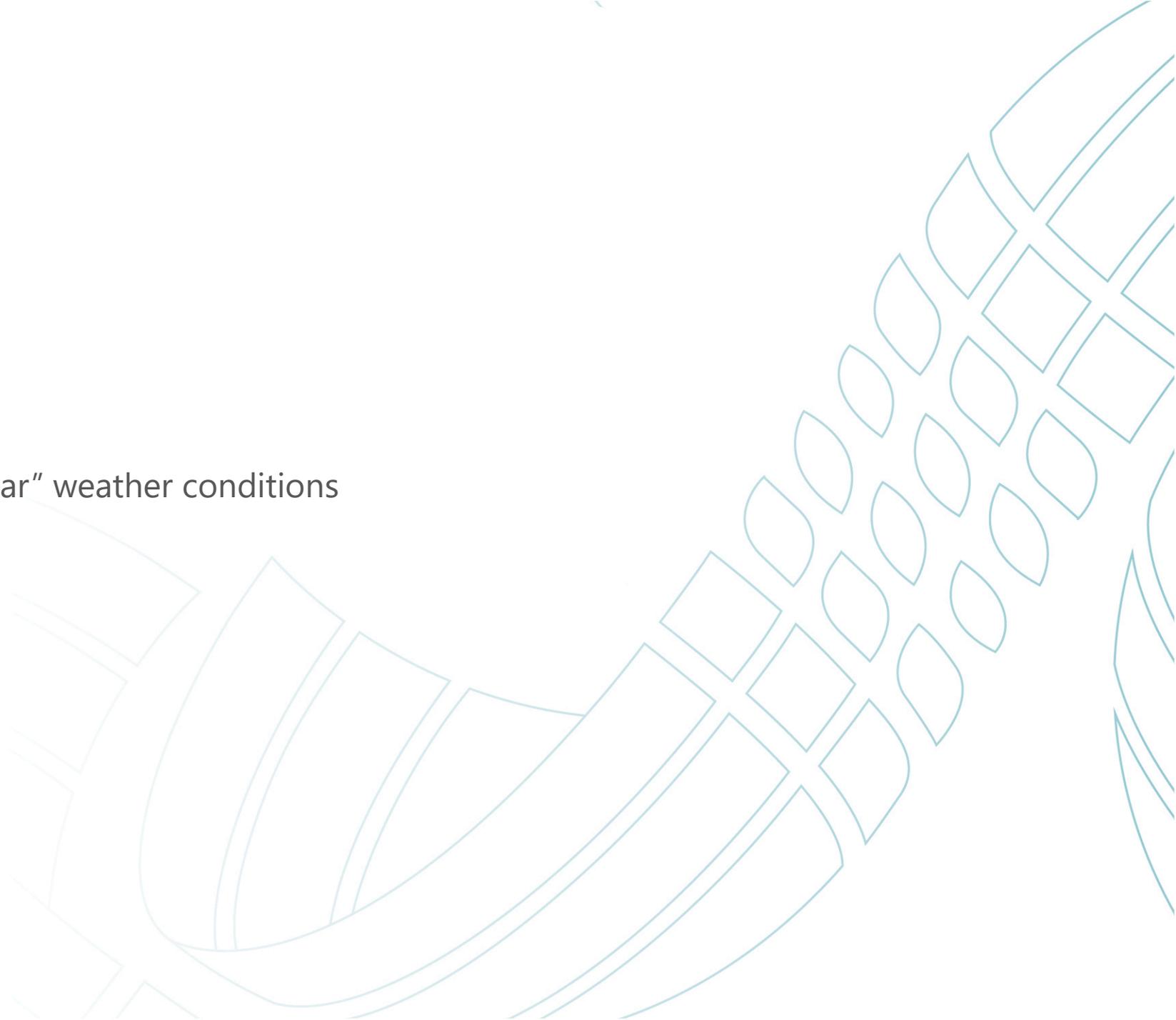
# Crash Data (Jan. 2016 – Dec. 2018)

- Total Crashes
  - 67 crashes in/at the roundabout
  - +9 crashes related to the roundabout
  - 76 total crashes in 3 year period
- Crash Severity
  - 0 Fatal or Type A Injury Crashes
  - 89% of crashes are Property Damage Only
    - Severity percentage down 25% since roundabout opened



# Crash Details

- Most common crash types
  - Rear End
  - Sideswipe
- Weather
  - 71% of crashes were in “Clear” weather conditions
  - 14% of crashes were in rain
  - 7% of crashes were in snow





Proposed Solution



Southern Leg - Route 4 (Country Club Road)



Eastern Leg - Route 109/Route 4A (Main Street)





Northern Leg - Route 4 (Alfred Road)





Western Leg – Route 109 (Main Street)



MaineDOT Project Manager

Jerry Dostie | Gerald.P.Dostie@maine.gov | 207.624.3457

VHB Project Manager

Mark Suennen | msuennen@vhb.com | 603.391.3980

[www.vhb.com](http://www.vhb.com)



Offices located throughout the east coast

**FINDINGS AND ORDER**

Pursuant to 17 M.R.S.A. §§ 2851-2859  
Dangerous Buildings

STEVEN HUSSEY AND CHRISTINE  
JEANNETTE  
6 DEXTER STREET  
SANFORD, ME 04073

AMERICAN HOMEOWNER  
PRESERVATION LLC  
440 S. LASALLE, SUITE 1110  
CHICAGO, IL 60605

HOME SERVICING LLC  
2431 SOUTH ACADIAN THRUWAY, SUITE 525  
BATON ROUGE, LA 70808

WILMINGTON SAVINGS FUND SOCIETY  
500 DELAWARE AVENUE, 11<sup>th</sup> FLOOR  
WILMINGTON, DE 19801

**7 NORMAND AVENUE, SANFORD, MAINE**

On October 15, 2019, the Municipal Officers of the City of Sanford, Maine held a hearing to determine whether 7 Normand Avenue, Sanford, Maine identified as Lot 8, on Tax Map J36 and further described in a deed recorded in the York County Registry of Deeds at Book 14581, Page 236 is a dangerous building or nuisance within the meaning of 17 M.R.S.A. §§ 2851-2859, and to determine what, if any, remedy is appropriate. Notice of this hearing was duly served on the owner in-hand and by certified mail to parties in interest and advertised in the newspaper on September 20, September 27, and October 4 as required by Law when an owner or party in interest is unknown or is not ascertainable with reasonable diligence.

The following persons were present and testified:

- A. City of Sanford Director of Community Development, Ian Houseal
- B. City of Sanford Code Enforcement Officer, Aaron Lederer
- C. Property Owner/Representative: Erika L. Frank, Esq.

Based on the testimony of those present and other evidence presented and made part of the record, the Sanford City Council hereby attests to the testimony and evidence and hereby finds the following facts:

- A. Since Steven Hussey and Christine Jeannette have owned the building (the property) there have been two property tax liens assessed on the property with \$5,496 owing and three sewer service liens assessed and discharged on the property.
- B. The property has fallen into a state of deterioration, dilapidation and disrepair because of neglect, inadequate maintenance, care, and abandonment.
- C. There has been no water service to the property since December 2013 and no legal occupancy since then.
- D. An inspection on March 6, 2018 found violations of City Code § 149-6.5, vacant building license required, because the property was observed to be vacant and apparently abandoned: doors and windows were boarded up or broken; and the property was deteriorating so as to constitute a threat to public health or safety.
- E. On June 4, 2018, a responsible party obtained a vacant building license which was then allowed to expire one year later.

F. An inspection on September 12, 2019 found violations of City Code § 149-6.5, vacant building license required and violations of City Code § 90-13B(5), *2015 International Property Maintenance Code* as adopted by reference:

- Exterior structure. §304.1. The exterior structure lacks cladding, is not maintained, is not in good repair, and is unsanitary due to plant overgrowth.
- Plant overgrowth. § 302.4. The premises is overgrown with plants which have damaged the building and are unsanitary and unsightly and indicate that the building is abandoned.

Pursuant to 17 M.R.S.A § 2851, 2-A: “To adjudge a building to be a nuisance or dangerous, the municipal officers must find that the building is structurally unsafe, unstable or unsanitary; constitutes a fire hazard; is unsuitable or improper for the use or occupancy to which it is put; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment; or is otherwise dangerous to life or property.”

Based on the foregoing findings, the Municipal Officers conclude that 7 Normand Avenue is a dangerous building and nuisance because the building is unsanitary; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, and abandonment; and is otherwise dangerous to life and property because the abandoned building and condition of the property is dangerous or a nuisance and contributes to blight which negatively impacts the property value, health, safety, and welfare of surrounding properties and their occupants.

THEREFORE IT IS ORDERED that to protect the health, safety, and welfare, the property is to be immediately secured within 24 hours.

AND BE IT FURTHER ORDERED that any and all rubbish, debris, vehicles, equipment, household/human/hazardous waste, and dangerous materials are to be removed from the property and properly disposed and the property maintained free of debris and plant growth within 30 days.

AND BE IT FURTHER ORDERED that to protect the health, safety, and welfare, the said dangerous building and nuisance is to be immediately abated (building removed/ disposed/ secured.)

AND BE IT FURTHER ORDERED, if the owner or party in interest demonstrates the ability and willingness to satisfactorily rehabilitate the property by submitting and having a rehabilitation plan approved by the City Manager within 30 days of recording this Order and carrying out such rehabilitation plan in a timely manner, the Order to immediately abate the dangerous building and nuisance may be delayed. Such rehabilitation plan must include:

- At a minimum, all deficiencies listed as part of the findings of fact as herein set forth are corrected;
- The property is rehabilitated and brought into compliance with all applicable State and Local Codes and meets all permitting and inspection requirements;
- There shall be no occupancy or use of the property until the property has been satisfactorily rehabilitated.

AND BE IT FURTHER ORDERED that the City Clerk record this Order in the York County Registry of Deeds and cause attested copies of this Order to be served upon the persons as required by law.

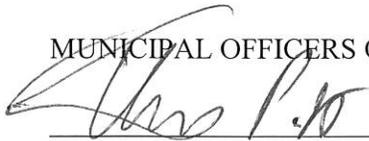
AND BE IT FURTHER ORDERED that, if this Order is not complied with, the City Manager is hereby authorized and directed to ask for bids for the abatement (buildings removal/ disposal/ securing) of the said dangerous building and nuisance.

AND BE IT FURTHER ORDERED that, if this Order is not timely complied with and no timely appeal is taken, the City Manager may undertake the ordered corrective action at municipal expense and recover all expenses, including reasonable attorney's fees, by means of a special tax or civil action.

This decision may be appealed to Superior Court pursuant to Maine Rule of Civil Procedure 80B.

MUNICIPAL OFFICERS OF THE CITY OF SANFORD

Dated: 10/15/19

  
\_\_\_\_\_

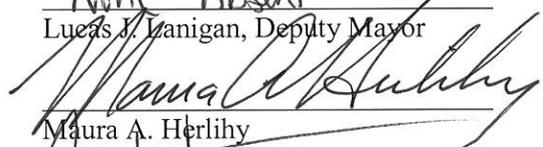
Tom P. Cote, Mayor

None - Absent  
\_\_\_\_\_

Lucas J. Vanigan, Deputy Mayor

Absent  
\_\_\_\_\_

Joseph R. Hanslip

  
\_\_\_\_\_

Maura A. Herlihy

Absent  
\_\_\_\_\_

Ayn Hanselmann

  
\_\_\_\_\_

Robert G. Stackpole

  
\_\_\_\_\_

John L. Tuttle, Jr.

STATE OF MAINE, York County, ss.

Dated: 10/15/19

Personally appeared before me the above-named City Council, of the City of Sanford, Maine and each acknowledged the foregoing instrument to be his/her free act and deed.

  
\_\_\_\_\_

Notary Public

Lorisa Ricketts  
Notary Public, State of Maine  
My Commission Expires April 16, 2022

**FINDINGS AND ORDER**

Pursuant to 17 M.R.S.A. §§ 2851-2859  
Dangerous Buildings

DONNA SWANSON  
285 MAIN STREET  
ALTON, NH 03809

TWIN CHIMNEYS LLC  
MARK P. BOULANGER  
185 WEST SHORE DRIVE  
EAST WATERBORO, ME 04030

**35 LEBANON STREET, SANFORD, MAINE**

On October 15, 2019, the Municipal Officers of the City of Sanford, Maine held a hearing to determine whether 35 Lebanon Street, Sanford, Maine owned by Donna Swanson identified as Lot 59, on Tax Map L28, and further described in a Deed recorded in the York County Registry of Deeds at Book 17745, Page 255 is a dangerous building or nuisance within the meaning of 17 M.R.S.A. §§ 2851-2859, and to determine what, if any, remedy is appropriate. Notice of this hearing was duly served on the owner's representative in-hand and by certified mail to parties in interest and advertised in the newspaper on September 20, September 27, and October 4 as required by Law when an owner or party in interest is unknown or is not ascertainable with reasonable diligence.

The following persons were present and testified:

- A. City of Sanford Director of Community Development, Ian Houseal
- B. City of Sanford Code Enforcement Officer, Aaron Lederer
- C. Property Owner/Representative: Donna Swanson

Based on the testimony of those present and other evidence presented and made part of the record, the Sanford City Council hereby attests to the testimony and evidence and hereby finds the following facts:

- A. On April 4, 2011, the building (the property) was ordered vacated by the Code Enforcement Officer following a fire on April 2, 2011 that caused heavy fire damage to a second floor apartment and fire and smoke damage to other parts of the building.
- B. Building permits were issued in 2011 including permits for construction, plumbing, and a sprinkler system. All permits have expired without completion of the anticipated work. No electrical permits have been issued.
- C. An inspection on March 16, 2018 found violations of City Code § 149-6.5, vacant building license required, because the property was observed to be vacant and apparently abandoned.
- D. Donna Swanson acquired the property on June 28, 2018.
- E. An inspection on April 18, 2019 found violations of City Code § 149-6.5, vacant building license required, because the property was observed to be vacant and apparently abandoned.
- F. An inspection on September 11, 2019 found violations of City Code § 149-6.5, vacant building license required and violations of City Code § 90-13B(5), *2015 International Property Maintenance Code* as adopted by reference:
  - Sanitation. §302.1. The exterior property is unclean, unsafe, and unsanitary due to trash and vegetative debris accumulated on the property.
  - Electrical System §303.13.2. The electrical system constitutes a hazard to safety.

- General condition. §304.1. The building exterior is not maintained and is not in good repair.

Pursuant to 17 M.R.S.A § 2851, 2-A: “To adjudge a building to be a nuisance or dangerous, the municipal officers must find that the building is structurally unsafe, unstable or unsanitary; constitutes a fire hazard; is unsuitable or improper for the use or occupancy to which it is put; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment; or is otherwise dangerous to life or property.”

Based on the foregoing findings, the Municipal Officers conclude that 35 Lebanon Street is a dangerous building and nuisance because the building is unsanitary; constitutes a fire hazard because it is abandoned and therefore an attractive nuisance and is in close proximity to other buildings; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, and abandonment; and is otherwise dangerous to life and property because the abandoned building and condition of the property is dangerous or a nuisance and contributes to blight which negatively impacts the property value, health, safety, and welfare of surrounding properties and their occupants.

THEREFORE IT IS ORDERED that to protect the health, safety, and welfare, the property is to be immediately secured within 24 hours.

AND BE IT FURTHER ORDERED that any and all rubbish, debris, vehicles, equipment, household/human/hazardous waste, and dangerous materials are to be removed from the property and properly disposed and the property maintained free of debris and plant growth within 30 days.

AND BE IT FURTHER ORDERED that to protect the health, safety, and welfare, the said dangerous building and nuisance is to be immediately abated (building removed/ disposed/ secured.)

AND BE IT FURTHER ORDERED, if the owner or party in interest demonstrates the ability and willingness to satisfactorily rehabilitate the property by submitting and having a rehabilitation plan approved by the City Manager within 30 days of recording this Order and carrying out such rehabilitation plan in a timely manner, the Order to immediately abate the dangerous building and nuisance may be delayed. Such rehabilitation plan must include:

- At a minimum, all deficiencies listed as part of the findings of fact as herein set forth are corrected;
- The property is rehabilitated and brought into compliance with all applicable State and Local Codes and meets all permitting and inspection requirements;
- There shall be no occupancy or use of the property until the property has been satisfactorily rehabilitated.

AND BE IT FURTHER ORDERED that the City Clerk record this Order in the York County Registry of Deeds and cause attested copies of this Order to be served upon the persons as required by law.

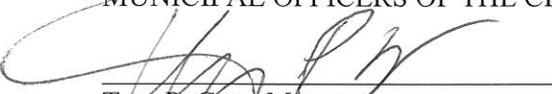
AND BE IT FURTHER ORDERED that, if this Order is not complied with, the City Manager is hereby authorized and directed to ask for bids for the abatement (buildings removal/ disposal/ securing) of the said dangerous building and nuisance.

AND BE IT FURTHER ORDERED that, if this Order is not timely complied with and no timely appeal is taken, the City Manager may undertake the ordered corrective action at municipal expense and recover all expenses, including reasonable attorney's fees, by means of a special tax or civil action.

This decision may be appealed to Superior Court pursuant to Maine Rule of Civil Procedure 80B.

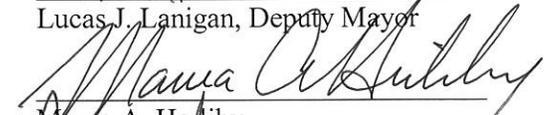
MUNICIPAL OFFICERS OF THE CITY OF SANFORD

Dated: 10/15/19

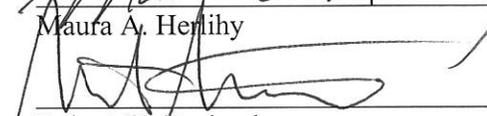
  
Tom P. Cote, Mayor

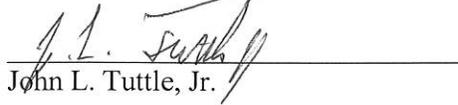
Absent  
Lucas J. Lanigan, Deputy Mayor

Absent  
Joseph R. Hanslip

  
Maura A. Herlihy

Absent  
Ayn Hanselmann

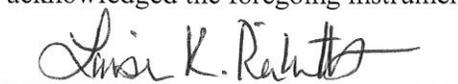
  
Robert G. Stackpole

  
John L. Tuttle, Jr.

STATE OF MAINE, York County, ss.

Dated: 10/15/19

Personally appeared before me the above-named City Council, of the City of Sanford, Maine and each acknowledged the foregoing instrument to be his/her free act and deed.

  
Notary Public

Loris Ricketts  
Notary Public, State of Maine  
My Commission Expires April 16, 2022

**FINDINGS AND ORDER**

Pursuant to 17 M.R.S.A. §§ 2851-2859  
Dangerous Buildings

HEIRS OF DALE SANCHEZ  
CARMEN SANCHEZ  
49 NORTH AVENUE  
SANFORD, ME 04073

RURAL HOUSING SERVICE  
UNITED STATES DEPARTMENT OF AGRICULTURE  
4300 GOODFELLOW BLVD., FC215  
ST. LOUIS, MISSOURI 63120

MAINE STATE HOUSING AUTHORITY  
353 WATER STREET  
AUGUSTA, ME 04330

SANFORD WATER DISTRICT  
243 RIVER STREET  
SANFORD, ME 04083

SANFORD SEWER DISTRICT  
281 RIVER STREET  
SANFORD, ME 04083

**49 NORTH AVENUE, SANFORD, MAINE**

On October 15, 2019, the Municipal Officers of the City of Sanford, Maine held a hearing to determine whether 49 North Avenue, Sanford, Maine owned by the heirs of Dale Sanchez identified as Lot 43, on Tax Map I27, and further described in a Deed recorded in the York County Registry of Deeds at Book 14733, Page 426 is a dangerous building or nuisance within the meaning of 17 M.R.S.A. §§ 2851-2859, and to determine what, if any, remedy is appropriate. Notice of this hearing was duly served on parties in interest by certified mail and advertised in the newspaper on September 20, September 27, and October 4 as required by Law when an owner or party in interest is unknown or is not ascertainable with reasonable diligence.

The following persons were present and testified:

- A. City of Sanford Director of Community Development, Ian Houseal
- B. City of Sanford Code Enforcement Officer, Aaron Lederer
- C. Property Owner/Representative: None

Based on the testimony of those present and other evidence presented and made part of the record, the Sanford City Council hereby attests to the testimony and evidence and hereby finds the following facts:

- A. Dale Sanchez and Carmen Sanchez, personal representative of the estate of Dale Sanchez have owned the building (the property), since January 2006.
- B. The owner died on December 3, 2010
- C. There has been no water service to the property since January 2018.
- D. The property has fallen into a state of deterioration, dilapidation and disrepair because of neglect, inadequate maintenance, care, and abandonment.
- E. An inspection on June 20, 2018 found violations of City Code § 149-6.5, vacant building license required, because the property was observed to be vacant and apparently abandoned as evident by the following property defects: the premises is vacant and its appears as if the occupant has no intent to return; furnishing and personal property are absent from the premises.

F. An inspection on September 12, 2019 found violations of City Code § 149-6.5, vacant building license required and violations of City Code § 90-13B(5), *2015 International Property Maintenance Code* as adopted by reference:

- Sanitation. §302.1. The exterior property is unclean, unsafe, and unsanitary due to trash and debris accumulated on the property.
- Windows §303.13.2. Windows are broken and boarded.
- Exterior surfaces. §304.2. Exterior surfaces are not maintained, are not in good repair, and are decaying.
- Doors. § 304.15. The doors are boarded, indicating that the building is abandoned.

Pursuant to 17 M.R.S.A § 2851, 2-A: “To adjudge a building to be a nuisance or dangerous, the municipal officers must find that the building is structurally unsafe, unstable or unsanitary; constitutes a fire hazard; is unsuitable or improper for the use or occupancy to which it is put; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, obsolescence or abandonment; or is otherwise dangerous to life or property.”

Based on the foregoing findings, the Municipal Officers conclude that 49 North Avenue is a dangerous building and nuisance because the building is unsanitary; constitutes a fire hazard because it is abandoned and therefore an attractive nuisance and is in close proximity to other buildings; constitutes a hazard to health or safety because of inadequate maintenance, dilapidation, and abandonment; and is otherwise dangerous to life and property because the abandoned building and condition of the property is dangerous or a nuisance and contributes to blight which negatively impacts the property value, health, safety, and welfare of surrounding properties and their occupants.

THEREFORE IT IS ORDERED that to protect the health, safety, and welfare, the property is to be immediately secured within 24 hours.

AND BE IT FURTHER ORDERED that any and all rubbish, debris, vehicles, equipment, household/human/hazardous waste, and dangerous materials are to be removed from the property and properly disposed and the property maintained free of debris and plant growth within 30 days.

AND BE IT FURTHER ORDERED that to protect the health, safety, and welfare, the said dangerous building and nuisance is to be immediately abated (building removed/ disposed/ secured.)

AND BE IT FURTHER ORDERED, if the owner or party in interest demonstrates the ability and willingness to satisfactorily rehabilitate the property by submitting and having a rehabilitation plan approved by the City Manager within 30 days of recording this Order and carrying out such rehabilitation plan in a timely manner, the Order to immediately abate the dangerous building and nuisance may be delayed. Such rehabilitation plan must include:

- At a minimum, all deficiencies listed as part of the findings of fact as herein set forth are corrected;
- The property is rehabilitated and brought into compliance with all applicable State and Local Codes and meets all permitting and inspection requirements;
- There shall be no occupancy or use of the property until the property has been satisfactorily rehabilitated.

AND BE IT FURTHER ORDERED that the City Clerk record this Order in the York County Registry of Deeds and cause attested copies of this Order to be served upon the persons as required by law.

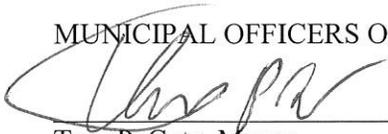
AND BE IT FURTHER ORDERED that, if this Order is not complied with, the City Manager is hereby authorized and directed to ask for bids for the abatement (buildings removal/ disposal/ securing) of the said dangerous building and nuisance.

AND BE IT FURTHER ORDERED that, if this Order is not timely complied with and no timely appeal is taken, the City Manager may undertake the ordered corrective action at municipal expense and recover all expenses, including reasonable attorney's fees, by means of a special tax or civil action.

This decision may be appealed to Superior Court pursuant to Maine Rule of Civil Procedure 80B.

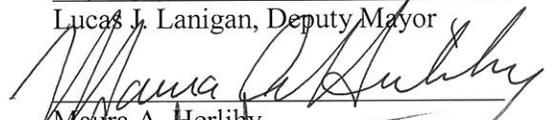
MUNICIPAL OFFICERS OF THE CITY OF SANFORD

Dated: 10/15/19

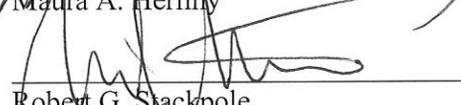
  
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Tom P. Cote, Mayor

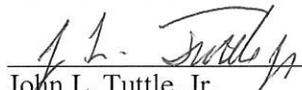
Absent  
\_\_\_\_\_  
Lucas J. Lanigan, Deputy Mayor

Absent  
\_\_\_\_\_  
Joseph R. Hanslip

  
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Maura A. Herlihy

Absent  
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Ayn Hanselmann

  
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Robert G. Stackpole

  
\_\_\_\_\_  
John L. Tuttle, Jr.

STATE OF MAINE, York County, ss.

Dated: 10/15/19

Personally appeared before me the above-named City Council, of the City of Sanford, Maine and each acknowledged the foregoing instrument to be his/her free act and deed.

  
\_\_\_\_\_  
Notary Public

Lorisa Ricketts  
Notary Public, State of Maine  
My Commission Expires April 16, 2022